

SPACE FEATURES:

- Large Retail Strip Center Situated on Most Highly Trafficked Road in Nacogdoches
- Located in North Street Commercial Hub
- ➤ Great Signage
- > Ample Parking

FOR MORE INFORMATION PLEASE CONTACT:

Jonathan Dunn 713 319 4467 jdunn@cpre.com

CPRE Commercial

3505 North Street Nacogdoches, TX 75965 (936)564-2622



PROPERTY ADDRESS:

3801 North Street Nacogdoches, TX 75965

PREMISES & AVAILABILITY:

Suite 3: 8,774 SF (Immediate) Suite 5-1: 2,000 SF (Immediate) Suite 8: 7,950 SF (Immediate) Suite 15: 2,205 SF (5/1/24) Suite 15-C: 760 (Immediate)

TERM:

Minimum 24 months

NET RENTAL RATE:

\$12.00/SF/YR

2024 ESTIMATED OPERATING

EXPENSES: \$2.50/SF/YR

. . . .

PARKING: 3.43/1,000 SF

OTHER TENANTS IN COMPLEX:

Cici's Pizza / Boot Barn / Affordable Care / AMC Theatres / TitleMax / Anytime Fitness



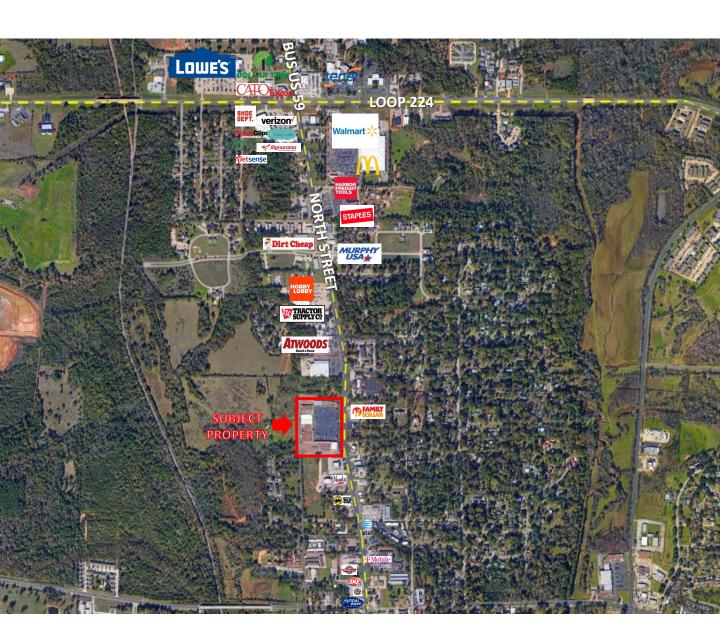
Northview Plaza Shopping Center

Total GLA- 146,474 s.f.

Nacogdoches
Texas
Located at
Intersection of Parker
Road and North Street

Revised 4/18/06 # 15B # 15A 5, 1, # 16 # 17 # 18 #21 #20 HoneyBee Health **Timber Creek Timber Creek Group Insurance** AVAILABLE - 5/1/24 TitleMax **Natural Nails** Rent-Buy Cici's VACANT Church Church **Timber Creek** The Koonce Church North 140 **Texas Pro Bowl** Pylon North Street Pearl Street **VACANT AMC Theatres** The Hospice of **Anytime Fitness** Affordable Care East Texas VACANT VACANT **Boot Barn** A-1 Cell #2 # **Blue Lotus Tattoo** and Piercing #4-1 2 PE 25 4 Location Map ¥ % Parker Road





2024 CPRE Commercial This information has been obtained from sources deemed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.