

RETAIL SPACE FORMER DOLLAR GENERAL

±8,000 SF AVAILABLE FOR LEASE

FOR LEASE



PROPERTY HIGHLIGHTS

- Total Building Size: 8,000 SF
- Total Lot Size: 1.184 Acres
- Available to Lease
- No CC8R/REA Restrictions on Use
- For Lease at \$7 per Square Foot NNN (triple Net)
- Located in Orange County, Texas.

LOCATION

1390 N Main St,
Vidor, TX 77662

AVAILABLE

± 8,000 SF

RATES

\$7 S/F (NNN)

AREA TRAFFIC GENERATORS



TRAFFIC COUNTS (TXDOT)

22,424 VPD

Main St

72,609 VPD

I-10

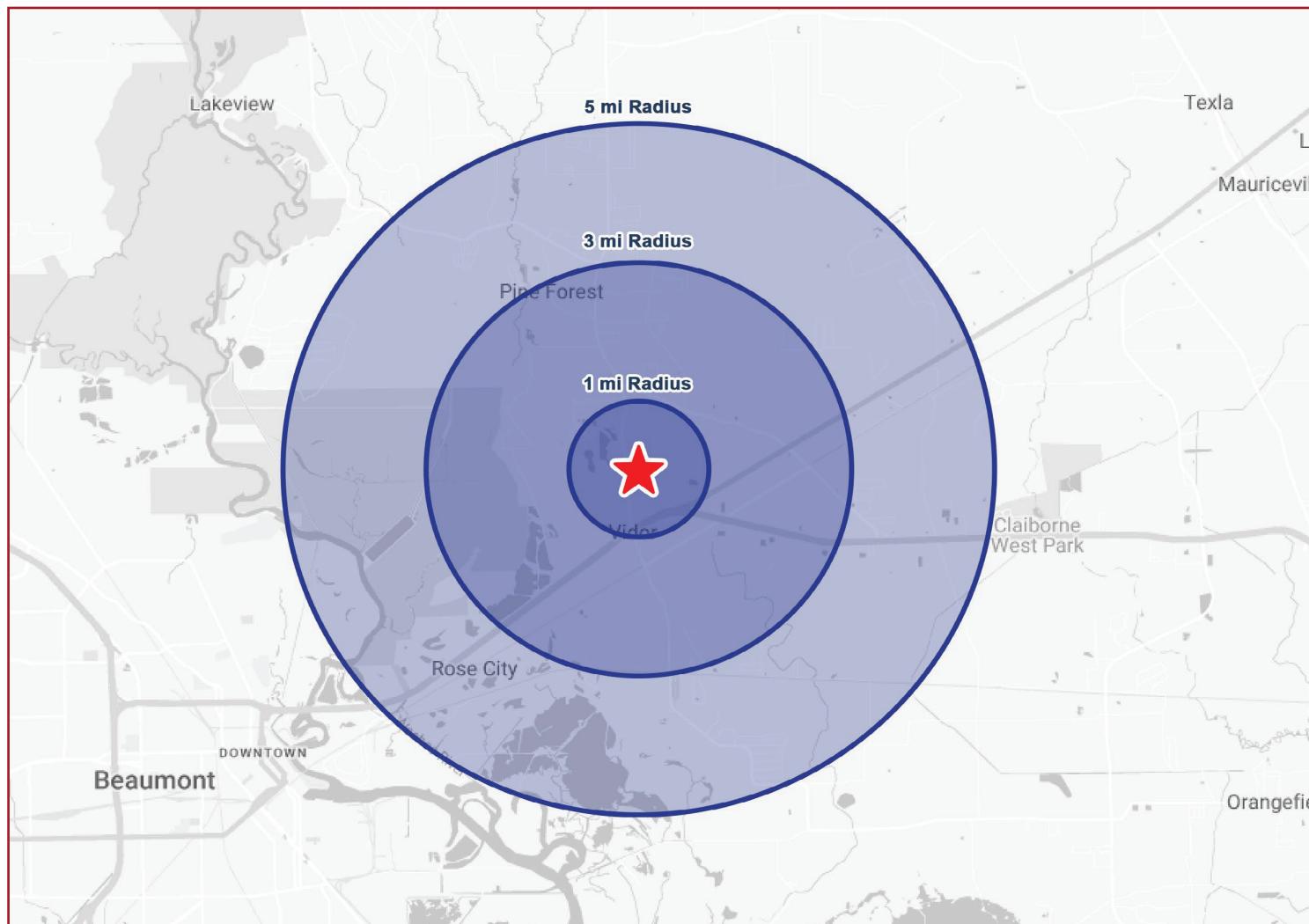
1390 N. Main Street, Vidor, TEXAS 77662

Phone: (469) 867-0864

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2023 DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|-----------|
| Total Population | 2,650 | 14,043 | 21,596 |
| Households | 1,025 | 5,475 | 8,346 |
| Average HH Income | \$67,287 | \$90,733 | \$101,346 |
| Total Employees | 2,290 | 5,960 | 6,977 |

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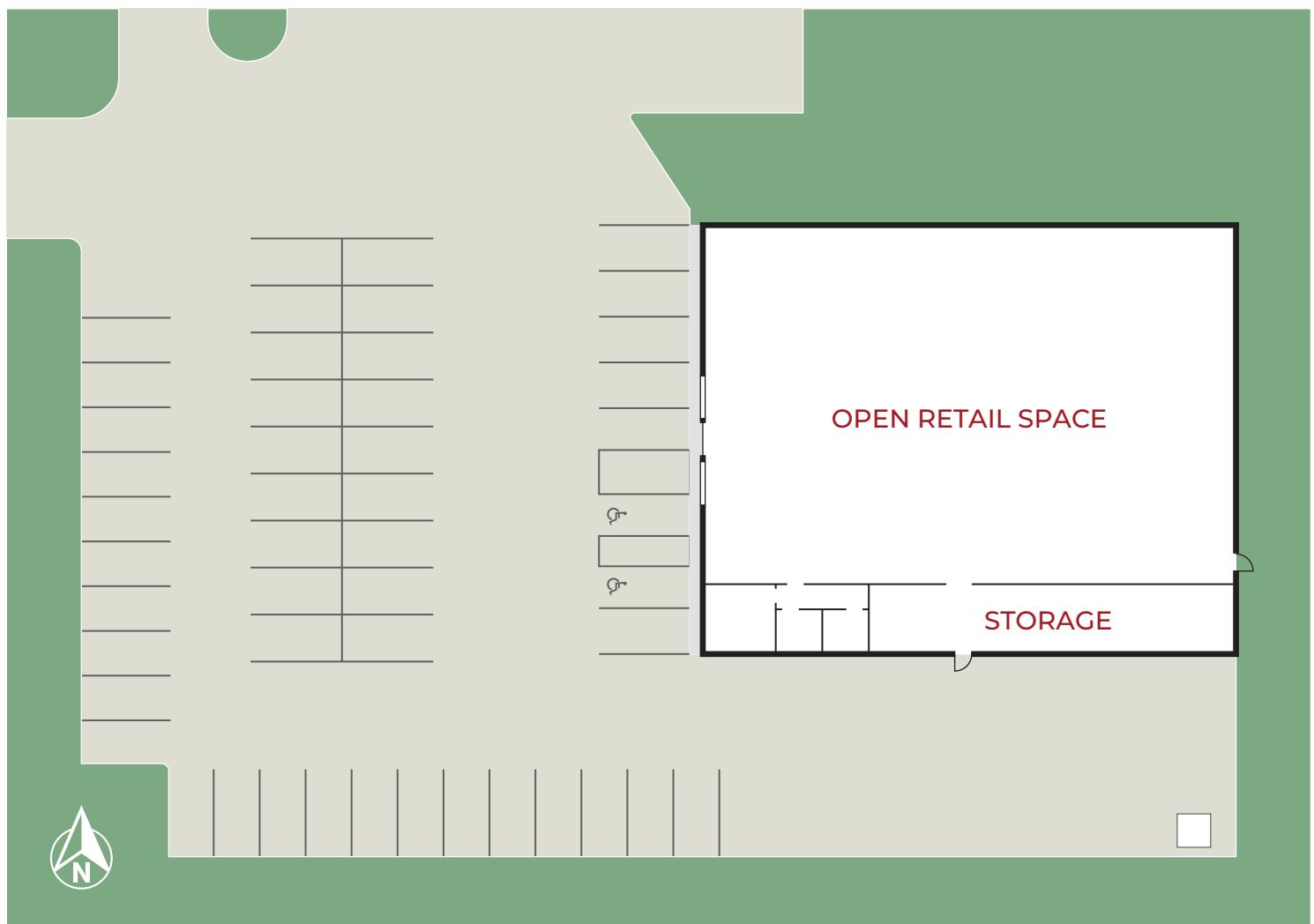
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SITE PLAN



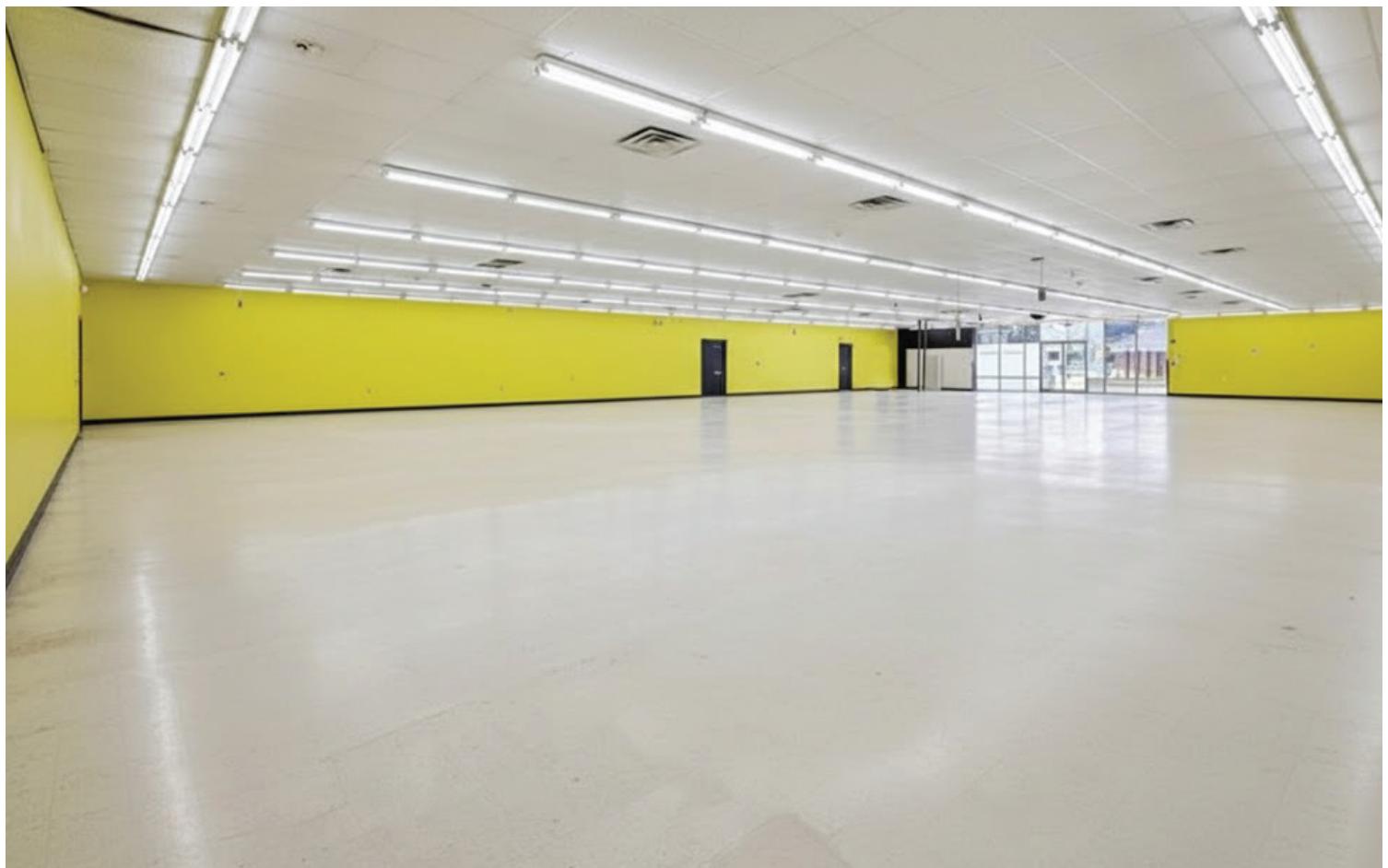
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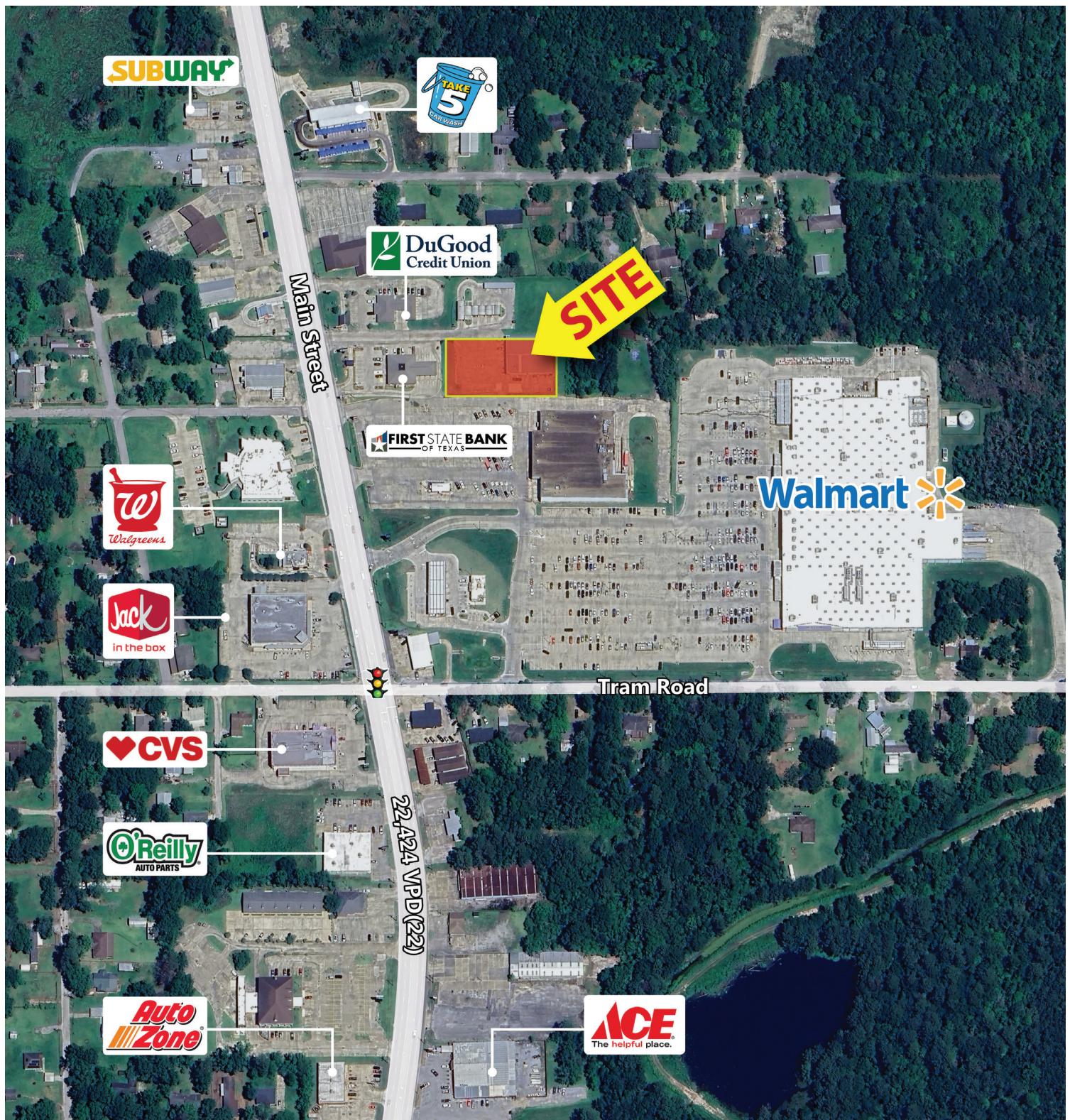
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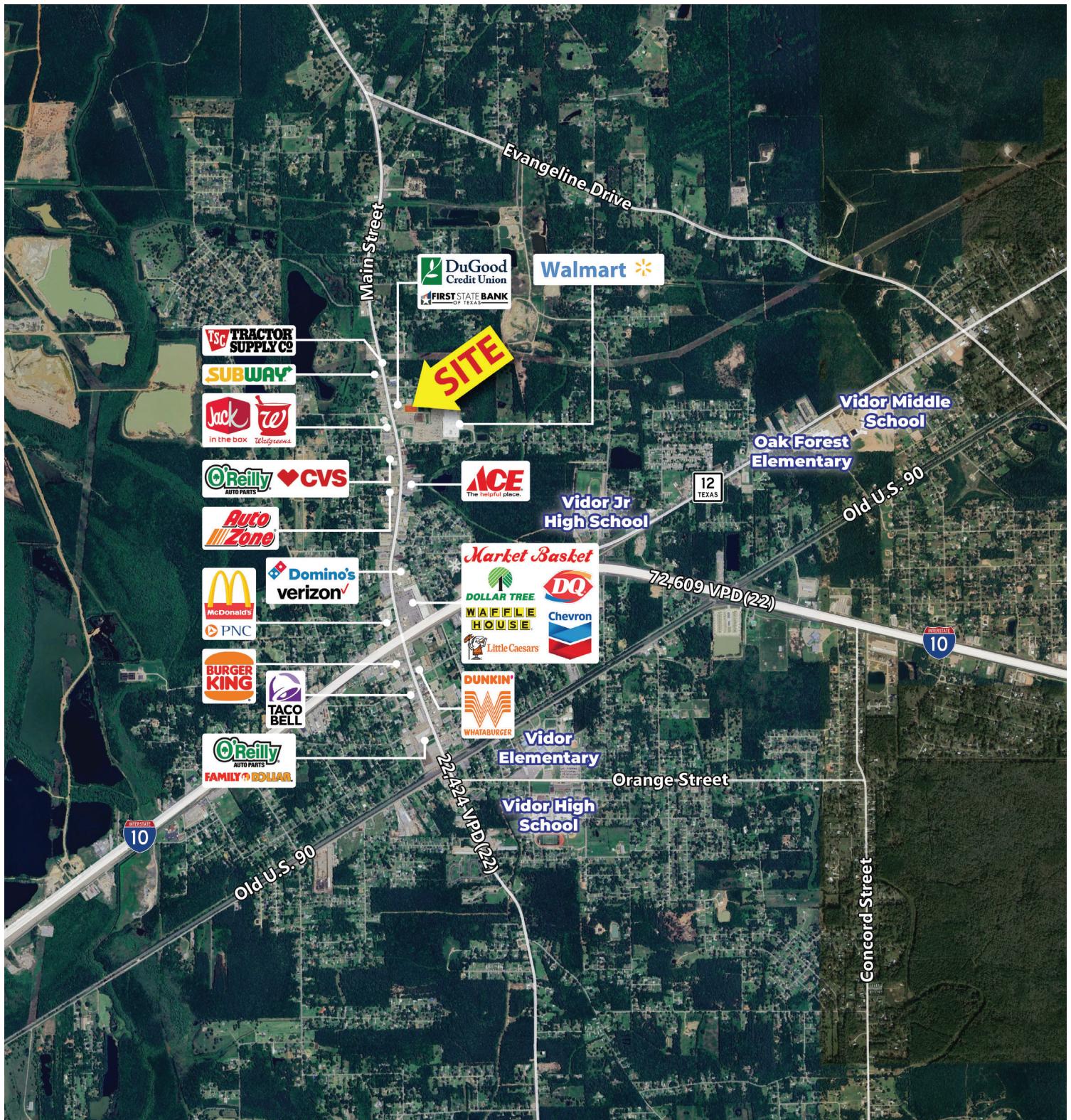
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