

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)



TRAFFIC COUNTS (TXDOT)

22,424 VPD

Main St

72,609 VPD

I-10

AREA TRAFFIC GENERATORS



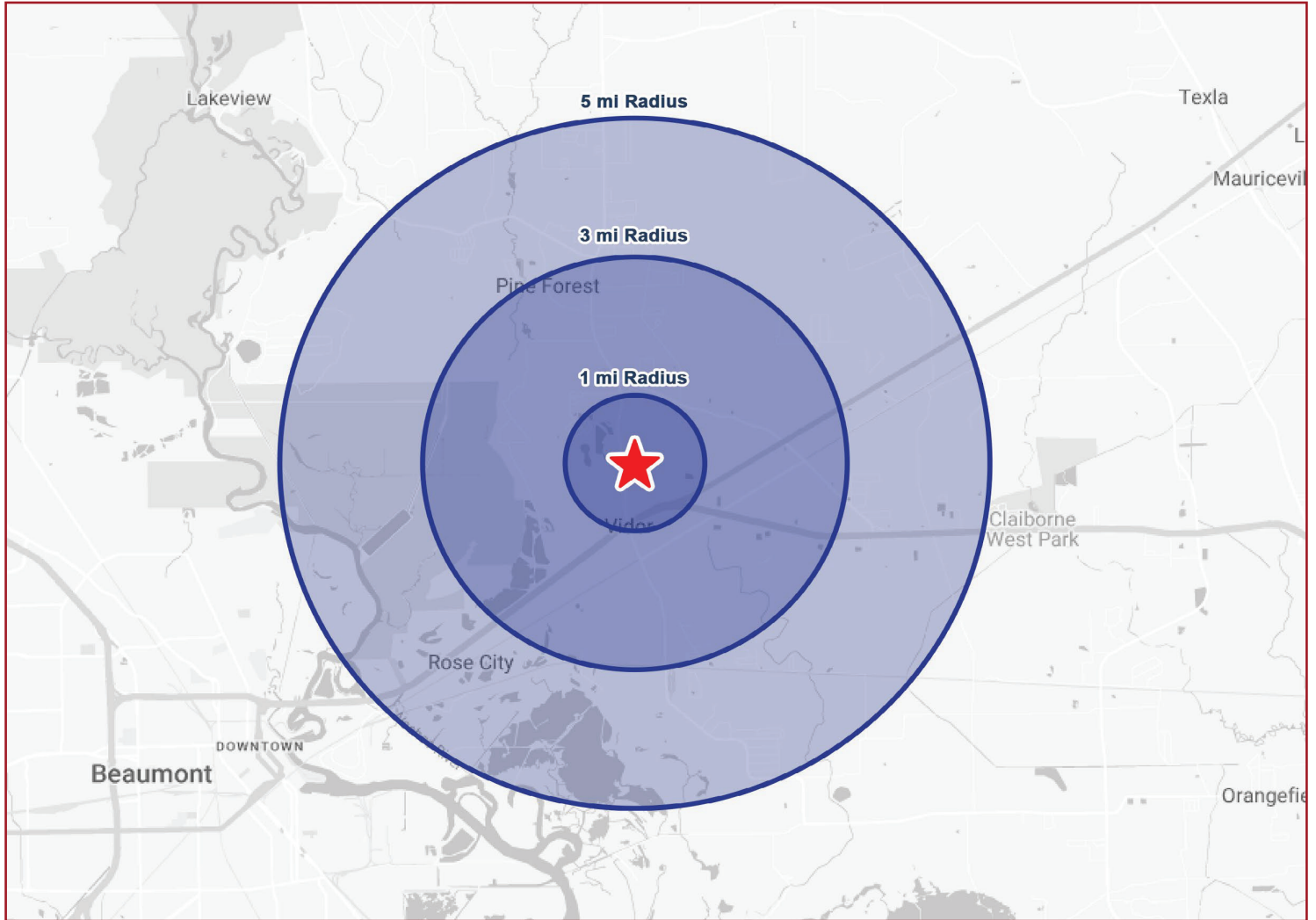
1390 N. Main Street, Vidor, TEXAS 77662

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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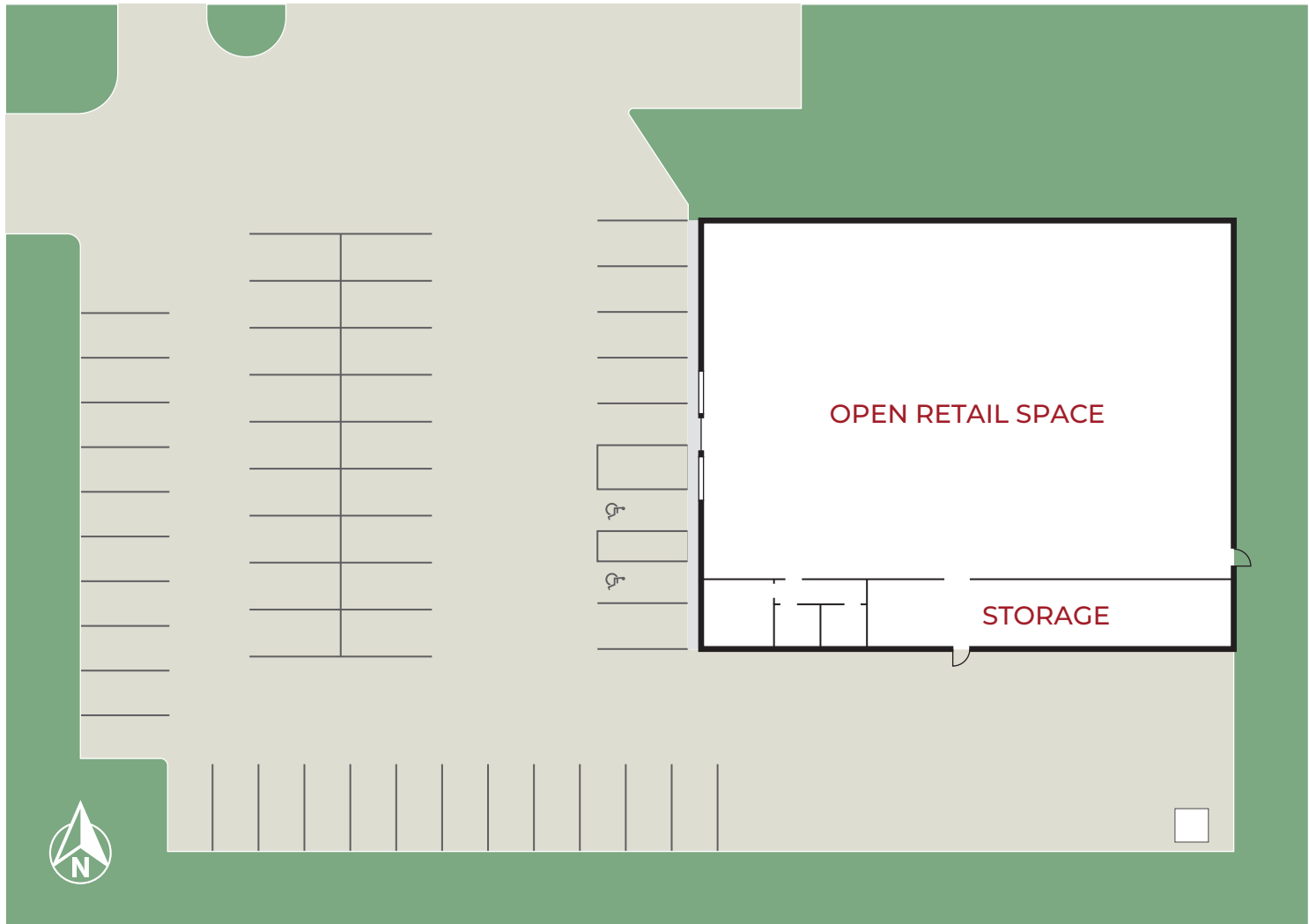
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SITE PLAN



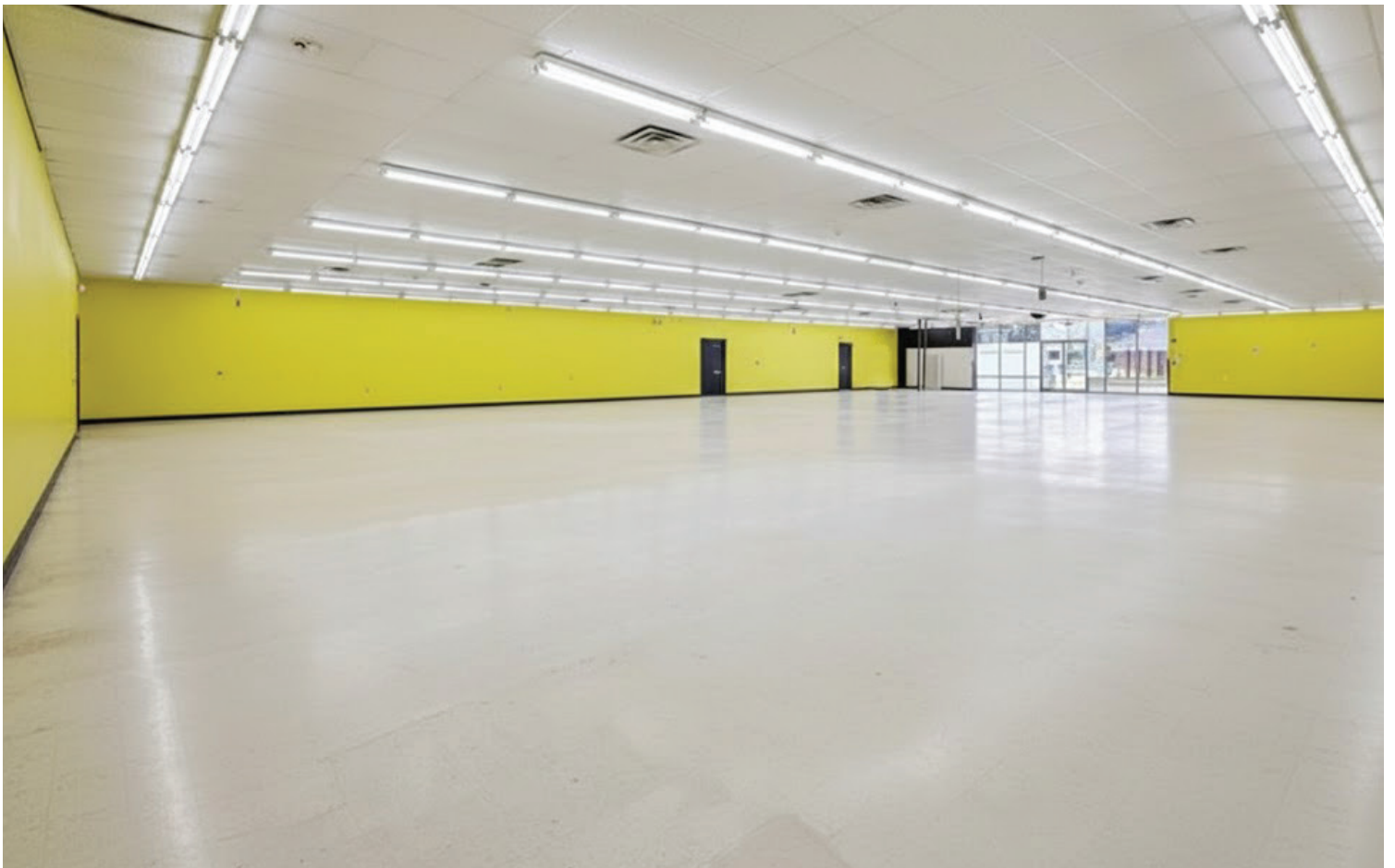
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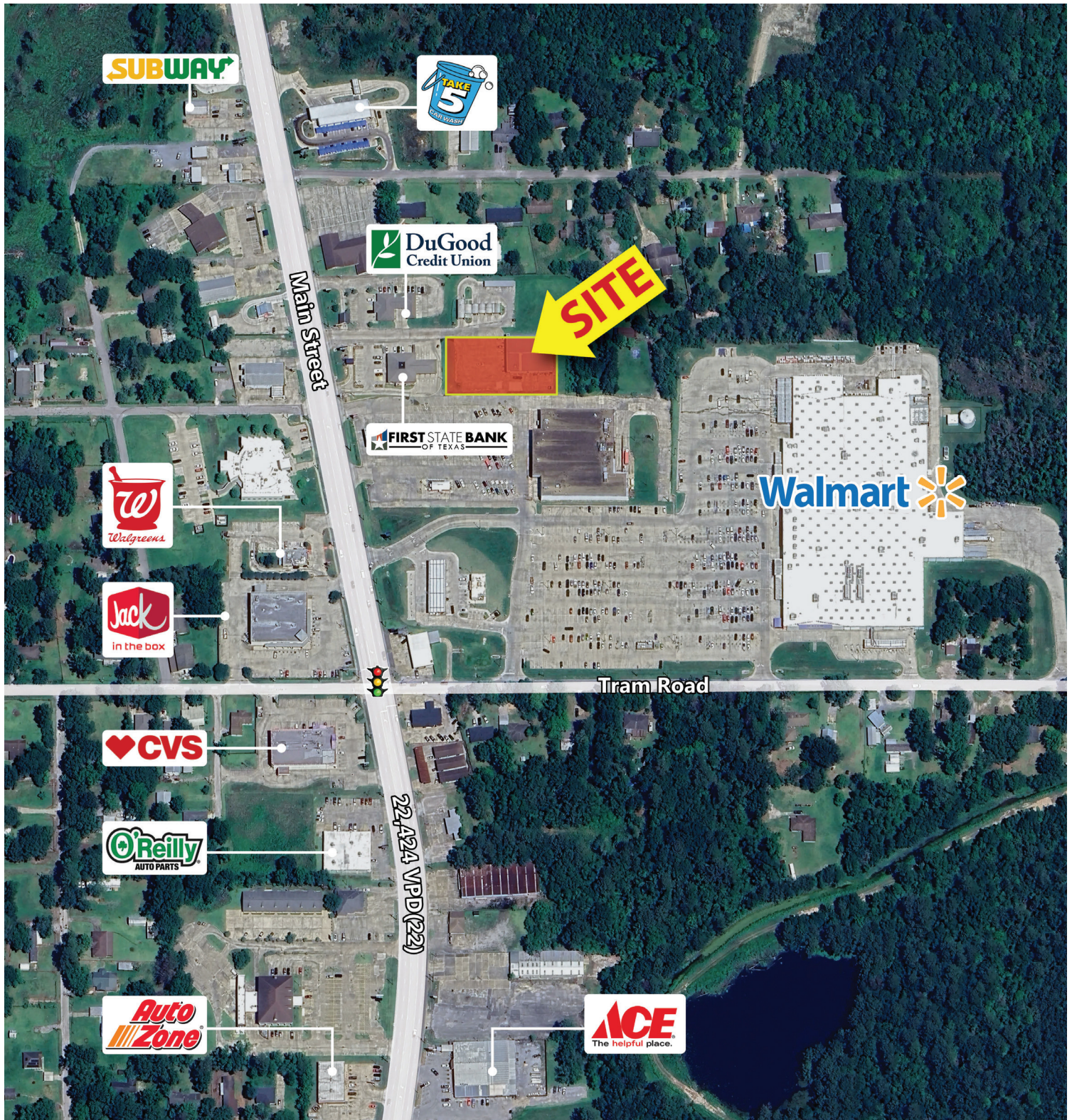
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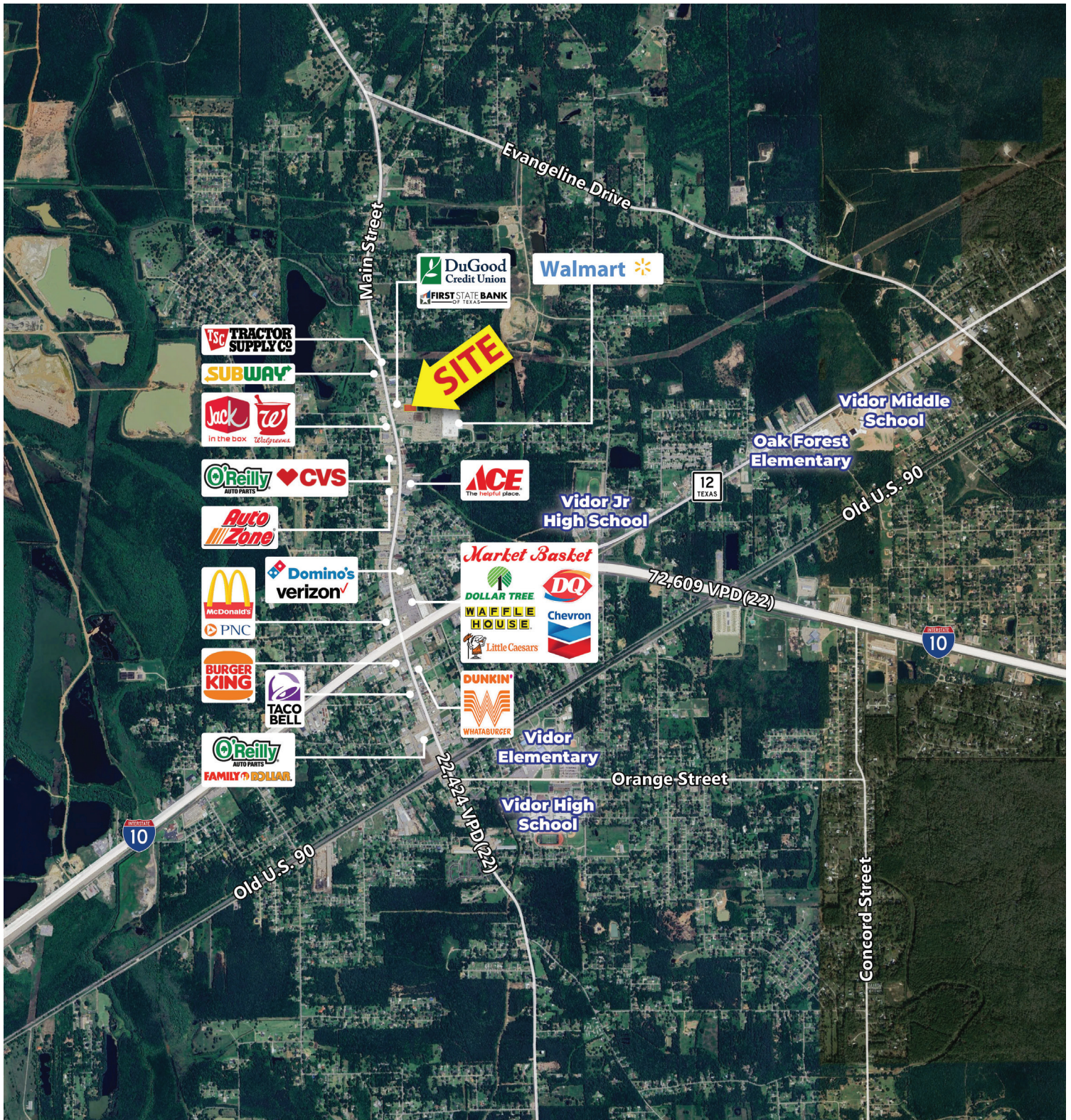
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