



FOR LEASE

PORT ARTHUR CENTRAL MALL - 8465 Memorial Blvd, Port Arthur, TX 77640



Details:

- 1,500 SF between James Avery and Qdoba
- New construction space available
- Exceptional frontage on FM 287 with excellent visibility
- Monument signage available for tenant branding
- Surrounded by strong national retailers

Traffic Counts:

US-96: 62,613 VPD (TXDOT 2024)
 FM-365: 28,769 VPD (TXDOT 2024)



Demographics:	1 Mile	2 Mile	3 Mile
2025 Population	7,906	23,526	41,165
Avg. HH Income	\$76,380	\$87,608	\$95,339
Daytime Pop.	12,708	12,825	21,789

Area Retailers:



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AERIAL VIEW

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