



MERRITT
CAPITAL
PARTNERS

FOR LEASE

Airport Plaza Mount Pleasant, Texas



Location:

**2306 S. Jefferson St.
Mount Pleasant, Texas**

Building Area:

65,484 sf

Demographics:

2025 Population
2025 Med. HH Income

1 Mile 3 Miles 5 Miles

7,449	25,442	32,200
\$54,300	\$57,700	\$60,000

Tenants:



bealls



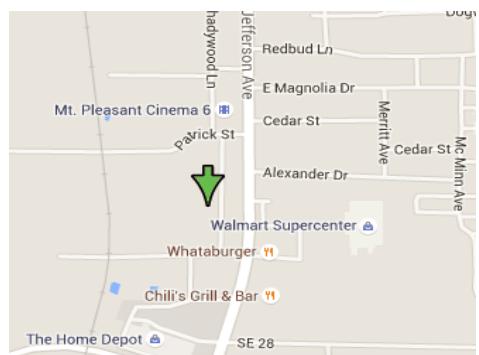
**JACKSON
HEWITT**
TAX SERVICE

**HIBBETT
SPORTS**

**OneMain
Financial**

CONTACT

Joe Merritt
214-987-9808
joe@merritt-capital.com





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NOW LEASING!

Web Address: merritt-capital.com

BUILDING SIZE: 65,484 sf

RATE: \$18/sf plus operating expenses (NNN)

EXPENSES:

Taxes:	\$ 1.00
Insurance:	\$ 0.75
CAM:	<u>\$ 1.25</u>
Triple Nets:	\$3.00 per square foot

TENANTS: **98% Leased**

Burke's – 20,000 sf
WingStop – 2,700 sf
One Main Financial – 2,700 sf
Hibbett Sports – 11,570 sf
ALDI – 19,904 sf
Lee's Chinese Restaurant – 3,200 sf
Livingston Hearing Aid – 1,010 sf
Vacant 4/30/25 - Suite 144 – 1,200 sf
VIP Nail Salon – 1,600 sf
Jackson Hewitt – 1,600 sf