



MERRITT
CAPITAL
PARTNERS

FOR LEASE

Airport Plaza
Mount Pleasant, Texas



Location:

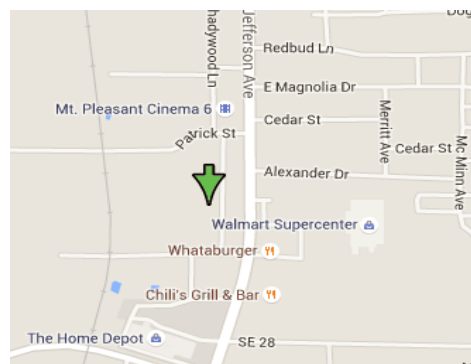
**2306 S. Jefferson St.
Mount Pleasant, Texas**

Building Area:

65,484 sf

Demographics:

	1 Mile	3 Miles	5 Miles
2025 Population	7,449	25,442	32,200
2025 Med. HH Income	\$54,300	\$57,700	\$60,000



Tenants:



bealls



**HIBBETT
SPORTS**



CONTACT

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Airport Plaza 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: \$ 1.25

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