

SPACE FEATURES:

- Second Generation Retail Space with (1) Restroom and Central Storage Component
- Situated on North Street Between Downtown Nacogdoches and Stephen F Austin State University (Enrollment of 13,500) just West of the Nacogdoches Memorial Hospital Campus and Medical District
- Layout:
 - > Showroom
 - > Dressing Rooms
 - > Inventory/Storage
 - > Breakroom
 - > (2) Restrooms



PREMISES:

3,400 SF

AVAILABILITY:

Immediate

TERM:

Minimum 24 months

MODIFIED GROSS RENT*:

\$12.00/SF/YR
(\$3,400.00/month)

*Inclusive of Base Rent and NNNs (Property Taxes, Insurance, CAM)

PARKING:

Spaces in Front, South Side and Rear of Building

LAYOUT:

Large Showroom with Dressing Rooms in Front of House with Mezzanine Inventory Storage above, Breakroom and (1) Restroom

PROPERTY HIGHLIGHTS

- + On Hard Signalized Corner of North and King Streets
- + Building Fascia Signage Opportunity
- + Parking Front, Side and Rear
- + ~24,000 VPD at Intersection Fronting Property

FOR MORE INFORMATION

PLEASE CONTACT:

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CPRE Commercial

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[www.commercial.cpre.com/
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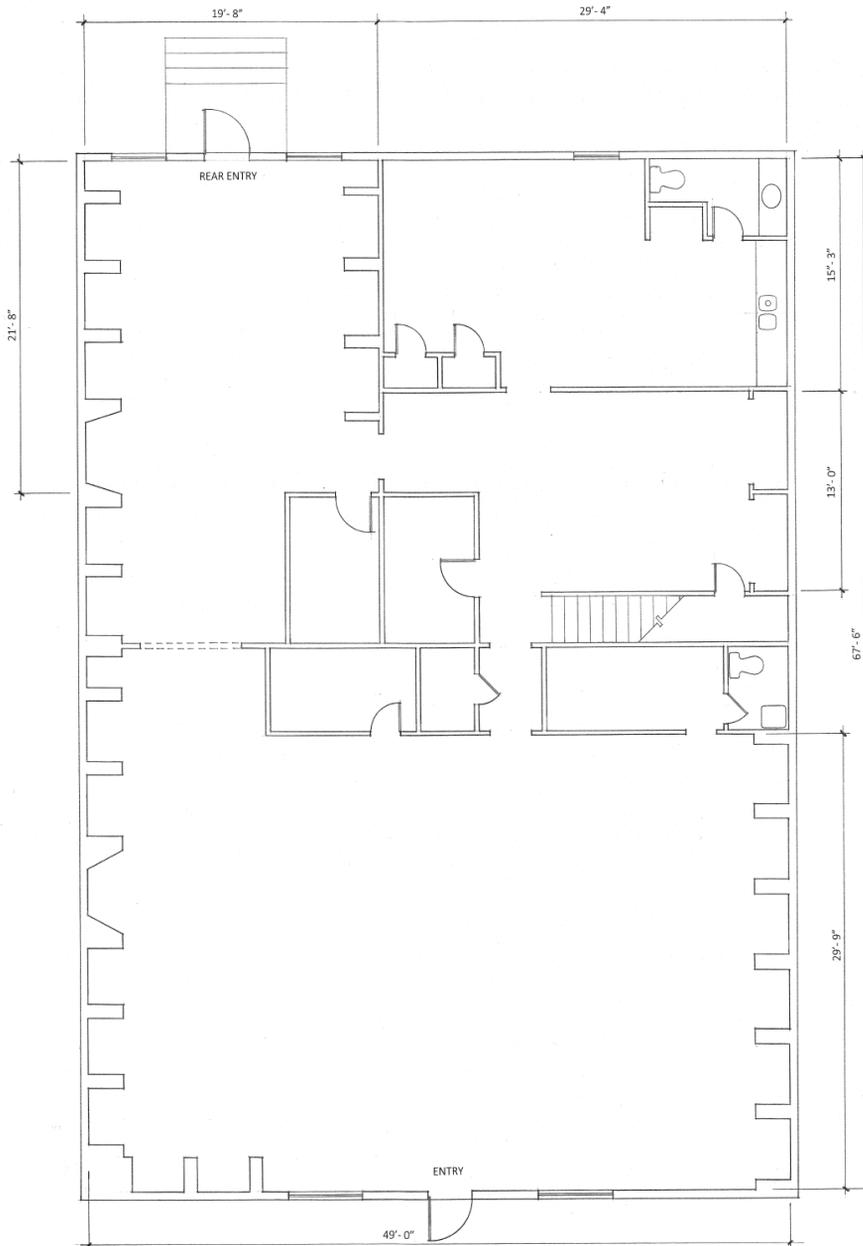
900 North Street - Nacogdoches, TX

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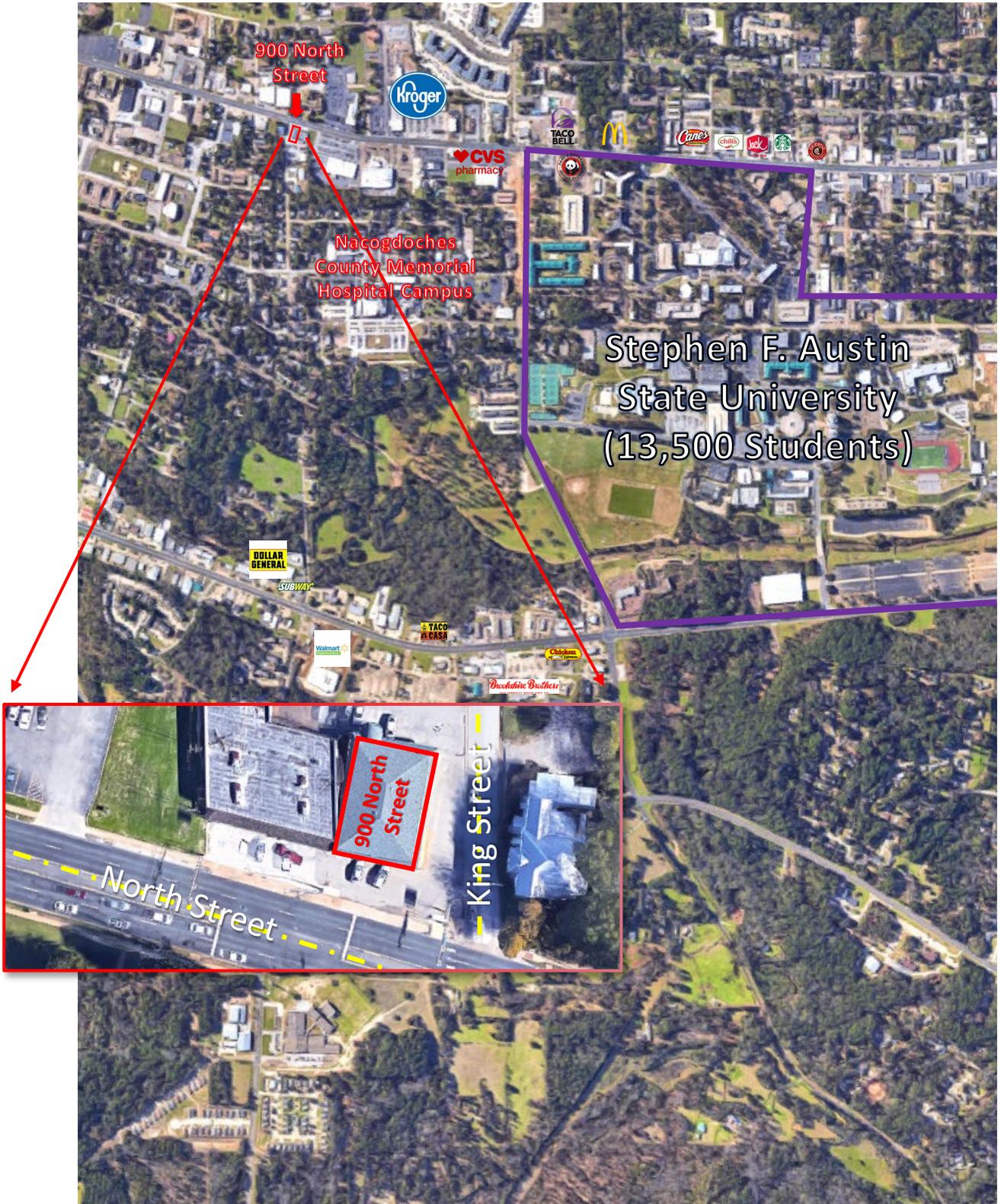
As-Built Floor Plan



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