

THE SHOPS AT NORTHPARK

3398 N. 1st St, Abilene, TX 79603

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Available SF:	1,204 - 7,061 SF
Lease Rate:	\$10.80 SF/yr (NNN)
Lot Size:	2.71 Acres
Year Built:	1963
Building Size:	42,835 SF
Renovated:	2024
Zoning:	NR

PROPERTY OVERVIEW

The Shops at NorthPark has recently been renovated with retail and restaurant suites available.

The sizes available are 1,468 - 7,061 square feet.

Current Tenants include Planet Smokie Vape Shop, Chinese Restaurant, Gamez Reliable Tax Services, Money Pit / AC Hobbies, Creative Cakes and Pam's Pets,

PROPERTY HIGHLIGHTS

- Retail
- Restaurant
- Excellent Visibility
- High Traffic
- 8,174 (VPD) Vehicles Per Day

MATTHEW MUZECHENKO

325.439.1420

matt@pauljohnsonrealtors.com



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

Brokerage makes no representation as to accuracy of all data presented.

PAULJOHNSONREALTORS.COM

THE SHOPS AT NORTHPARK

3398 N. 1st St, Abilene, TX 79603

LEASE
SPACES



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the **Media Tab**)

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,204 - 7,061 SF	Lease Rate:	\$10.80 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3398 (A) N 1st Street Abilene Texas	Available	1,204 - 4,968 SF	NNN	\$10.80 SF/yr	Suite 3398 (A) Retail 1,204 SF
3398 (B) N 1st Street Abilene Texas	Available	3,500 - 4,968 SF	NNN	\$10.80 SF/yr	Retail Former Boost Mobile 3,500 SF
3392 N 1st Street Abilene Texas	Available	5,373 SF	NNN	\$10.80 SF/yr	Retail 5,373 SF
3370 N 1st Street Abilene Texas	Available	7,061 SF	NNN	\$10.80 SF/yr	Former Don Louis Cafe / Restaurant 7,061 SF
3396 N 1st St.	Available	3,588 SF	NNN	\$10.80 SF/yr	Retail 3,588 SF

MATTHEW MUZECHENKO

325.439.1420

matt@pauljohnsonrealtors.com



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

Brokerage makes no representation as to accuracy of all data presented.

PAULJOHNSONREALTORS.COM

THE SHOPS AT NORTHPARK

3398 N. 1st St, Abilene, TX 79603

ADDITIONAL
PHOTOS



MATTHEW MUZECHENKO

325.439.1420

matt@pauljohnsonrealtors.com



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

Brokerage makes no representation as to accuracy of all data presented.

PAULJOHNSONREALTORS.COM

THE SHOPS AT NORTHPARK

3398 N. 1st St, Abilene, TX 79603

LOCATION
MAP



MATTHEW MUZECHENKO

325.439.1420

matt@pauljohnsonrealtors.com



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

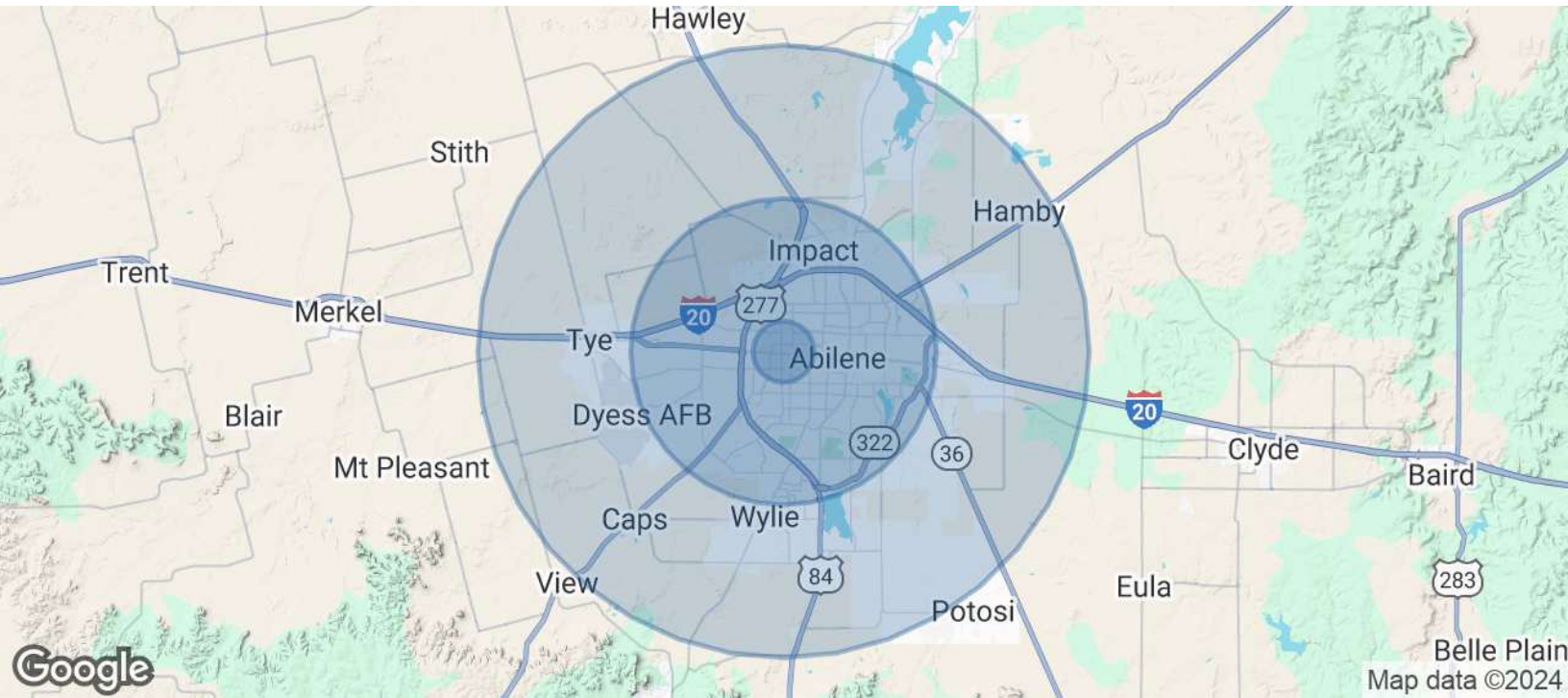
Brokerage makes no representation as to accuracy of all data presented.

PAULJOHNSONREALTORS.COM

THE SHOPS AT NORTHPARK

3398 N. 1st St, Abilene, TX 79603

DEMOGRAPHICS
MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,543	101,319	127,720
Average Age	35.8	34.2	34.7
Average Age (Male)	34.3	33.3	33.8
Average Age (Female)	39.6	35.7	35.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,674	44,141	53,447
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$52,558	\$56,757	\$63,612
Average House Value	\$99,011	\$107,109	\$128,022

TRAFFIC COUNTS		
N. 1st & Willis Street	8,174	/day

2020 American Community Survey (ACS)

MATTHEW MUZECHENKO

325.439.1420

matt@pauljohnsonrealtors.com

