

RETAIL ANCHOR SPACE OPPORTUNITY IN CENTER, TX

1155 Tenaha St | Center, TX



LEASE RATE: \$6.00/SF GROSS LEASE

Samuel Scarborough, CCIM
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SCARBOROUGH
COMMERCIAL REAL ESTATE

THE SPACE

Location	1155 Tenaha St Center, TX 75935
County	Shelby
Traffic Count	5,181
Square Feet	14940
Annual Rent PSF	\$6.00
Lease Type	Gross

HIGHLIGHTS

- 14,940 SF available
- Freestanding three-unit center situated at a signalized intersection
- Strong national co-tenants: Goodwill and Tractor Supply
- Versatile space offers unparalleled potential for a variety of businesses
- Open floor plan is conducive to flexible configurations
- New \$450K roof in 2024
- Well-maintained property is ready for immediate occupancy



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,389	7,034	8,691



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$83,003	\$77,856	\$77,794



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
473	2,571	3,246



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PROPERTY FEATURES

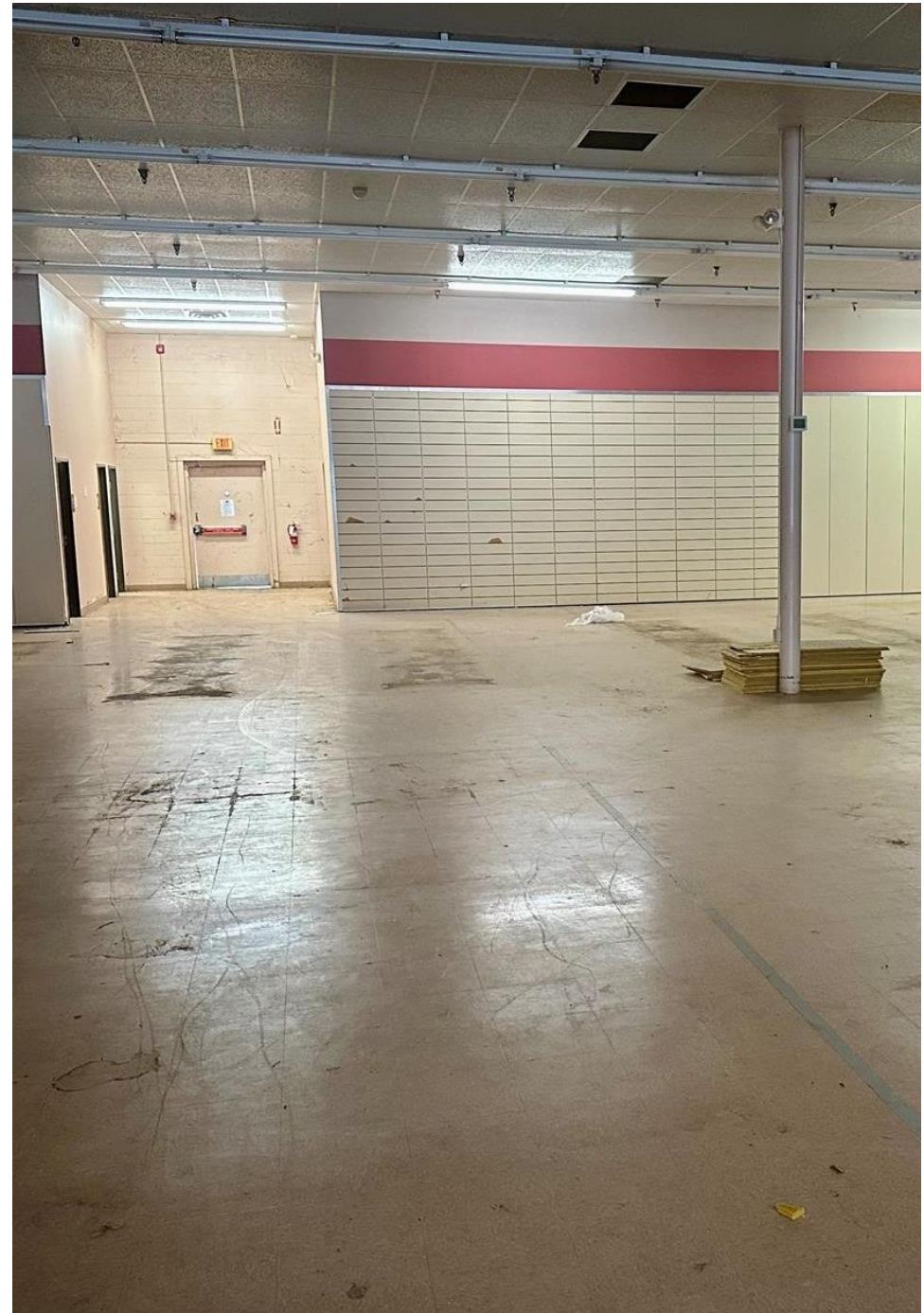
CURRENT OCCUPANCY	75.00%
TOTAL TENANTS	3
GLA (SF)	59,540
LAND ACRES	5.9
YEAR BUILT	1970
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

NEARBY AREAS OF INTEREST

NORTH	Wright Chrysler Jeep Dodge Ram
SOUTH	Walmart
EAST	Center Jr High and Middle Schools
WEST	Center High School

TENANT INFORMATION

MAJOR TENANT	Tractor Supply
MAJOR TENANT	Goodwill



Building Highlights:

- Freestanding, 59,540 square foot, three-unit center situated at a signalized intersection
- Strong national co-tenants: Goodwill and Tractor Supply
- Abundant parking and high-visibility signage

Building Features:

- Fire suppression system installed in 2022
- Versatile space offers unparalleled potential for a variety of businesses
- New \$450K roof in 2024
- Well-maintained property is ready for immediate occupancy

Availability:

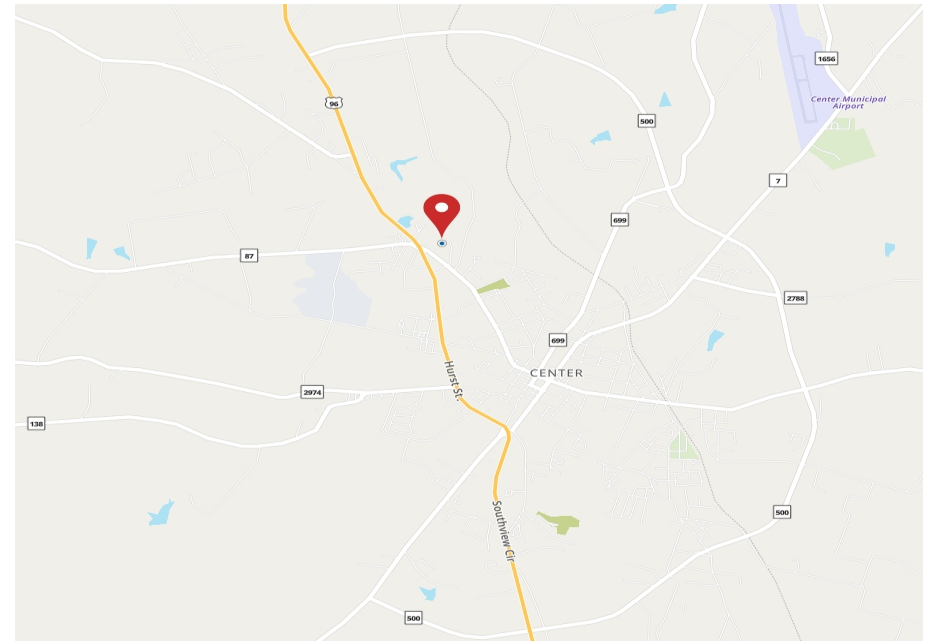
- 14,940 square feet available now

Location Advantages:

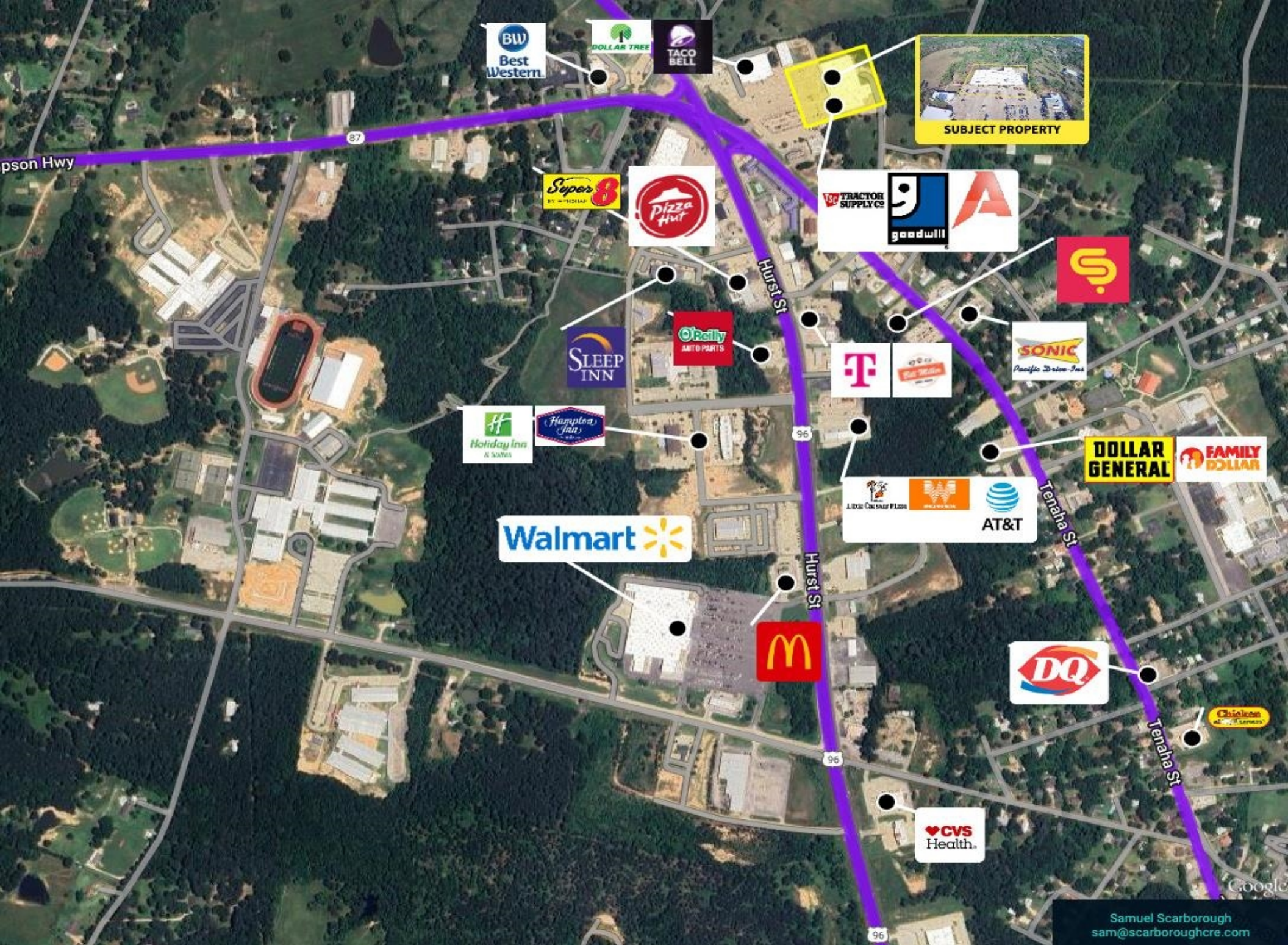
- Located at intersection of Tenaha Street and Hurst Street
- Traffic count of more than 5,000 vehicles daily



Location Map



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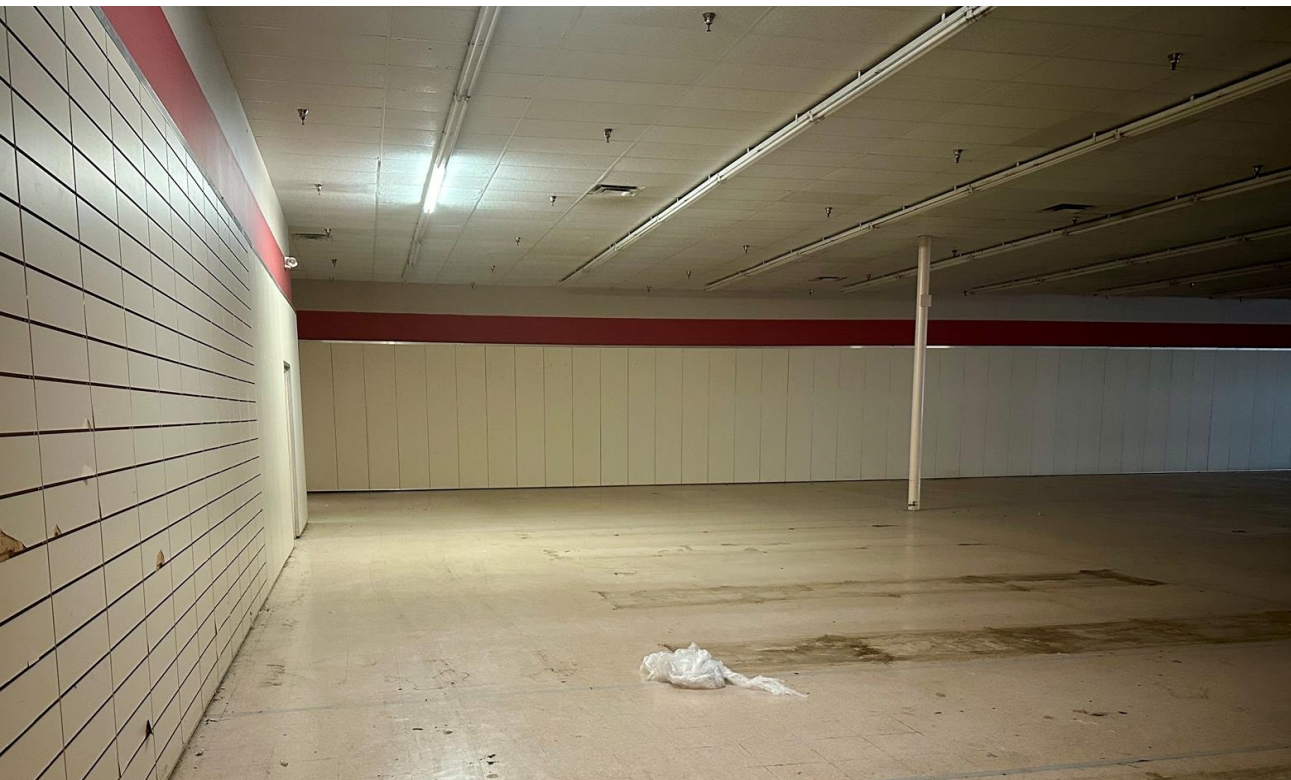


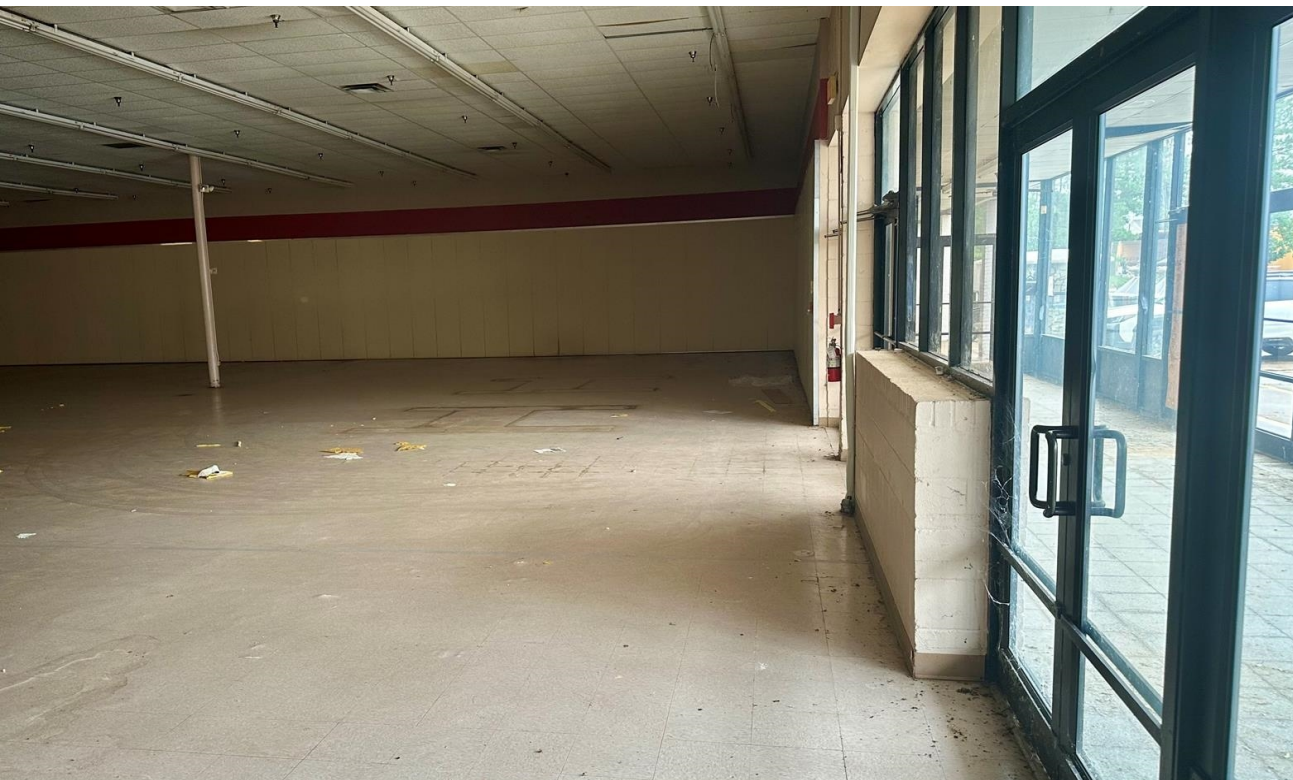
SUBJECT PROPERTY



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Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.