

EXYGÖN

HEALTH AND FITNESS CLUB

West Park Marketplace Phase One

Beaumont, Texas

CORPORATE OFFICE

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Beaumont, TX | 77701
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AlbaneseCormier
albanescormier.com

Property Information

101,911 SF

CENTER NAME

West Park Marketplace *Phase One*

LISTING ID

110

LOCATION

6450 Phelan Boulevard
Beaumont, TX | 77706

PROPERTY HIGHLIGHTS

Traffic Counts: 17,000 VPD (Dowlen Road)
Prominent location on busy 4-way signaled intersection

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	9,329	49,792	101,662
HOUSEHOLDS	4,305	21,663	42,495
AVERAGE HH INCOME	\$89,495	\$92,278	\$53,521
BUSINESSES	482	3,323	5,926

MAJOR TENANTS

- Burger King
- Dunkin' Donuts/Baskin-Robbins
- Exygon Health & Fitness
- Mathnasium
- Popeyes
- Smoothie King
- Subway
- Talbots
- Toasted Yolk



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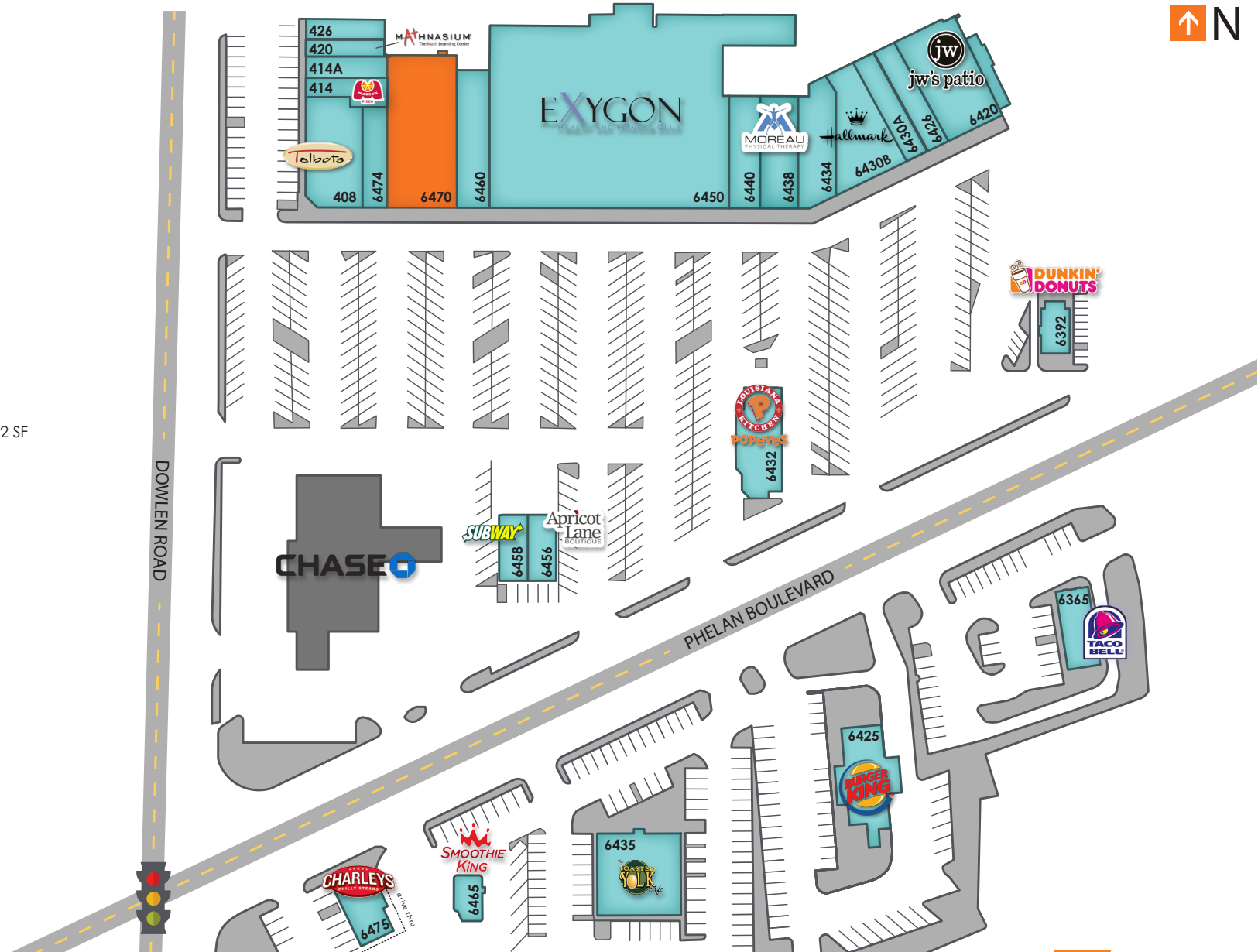


TENANT LIST

- 426 | Cha Cha Cafe 1,800 SF
- 420 | Mathnasium 1,221 SF
- 414 | Yellow Rose 1,397 SF
- 414A | Marcos Pizza 1,618 SF
- 408 | Talbots 4,090 SF
- 6474 | Access 2 Health 1,510 SF
- 6470 | AVAILABLE 8,640 SF
- 6460 | Puppy Love 3,681 SF
- 6450 | Exygon Health & Fitness 32,956 SF
- 6440 | Florida Tans 3,000 SF
- 6438 | Moreau Physical Therapy 3,500 SF
- 6434 | Chaba Thai Bistro 4,479 SF
- 6430A | KP Stylin 1,560 SF
- 6430B | Hallmark 5,024 SF
- 6426 | TicTac Nails 2,000 SF
- 6420 | JW's Patio 5,700 SF
- 6458 | Subway 1,030 SF
- 6456 | Apricot Lane 1,470 SF
- 6432 | Popeye's 2,173 SF
- 6392 | Dunkin Donuts/Baskin-Robbins 2,322 SF
- 6475 | Charleys Cheesesteaks 1,728 SF
- 6465 | Smoothie King 672 SF
- 6435 | Toasted Yolk 5,328 SF
- 6425 | Burger King 3,169 SF
- 6365 | Taco Bell 1,908 SF

SITE LEGEND

- Available
- Leased
- Leased But Available
- Not A Part (NAP)



This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

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This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference. This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



32,956 SF

Exygon Health and Fitness first opened its doors in 1993 in Mid-County. In 2010, they opened our Beaumont location in the Westmont Shopping Center. They are committed to creating a unique family and community-oriented clubs that are second to none. The foundation for what Exygon does and the commitment to serve their members and community are inherent to the club's philosophy and culture.



3,169 SF

Burger King is an American multinational chain of hamburger fast food restaurants. Headquartered in the unincorporated area of Miami-Dade County, Florida, the company was founded in 1953 as Insta-Burger King, a Jacksonville, Florida-based restaurant chain.



2,322 SF

Dunkin', also known as Dunkin' Donuts, is an American multinational coffee and doughnut company. It was founded by William Rosenberg in Quincy, Massachusetts, in 1950.



1,908 SF

Taco Bell is an American chain of fast food restaurants based out of Irvine, California, founded in 1962 by Glen Bell. Taco Bell is a subsidiary of Yum! Brands, Inc.



4,088 SF

Little Woodrow's neighborhood bar & grill is the beer lovers place for the ultimate sports watching experience with Food Trucks on site and pretty darn good pizza and pretzels!



3,169 SF

CommunityBank of Texas is committed to establishing and maintaining an environment where everyone feels welcome, valued, respected and appreciated. Diversity initiatives are important to us and complement other core values such as teamwork, leadership, integrity, and commitment to serving our customers and community.



2,000 SF

For over 30 years, we've been helping people get the money they need. We understand that everyone needs a little help now and then. We take the time to listen to your needs so that we can help you find the personal loan that is right for you. Our dedicated employees serve our customers from over 350 convenient locations in 11 states.



675 SF

In the early 1900's, Hollywood glamour became more desirable among average women, and with it, an interest in products that would help improve the look of their complexions.

