



5910 Eastex Fwy Beaumont, TX 77708

#3539 - BEAUMONT, TX | RETAIL PROPERTY

FOR LEASE | 44,702 SF



PROPERTY DESCRIPTION

Freestanding building currently operated as a Big Lots with easy access to major roadways.

PROPERTY HIGHLIGHTS

- Freestanding building with excellent parking, signage and access.
- Located Opposite of Parkdale Mall, on the NW Corner of Eastex Freeway and Dowden Road.

OFFERING SUMMARY

Available Size:	44,702 SF
Lot Size:	4.08 Acres
Lease Rate:	TBN
Tax Rate:	\$1.33 / SF



ROBERT CRUM

561.620.9200 x117

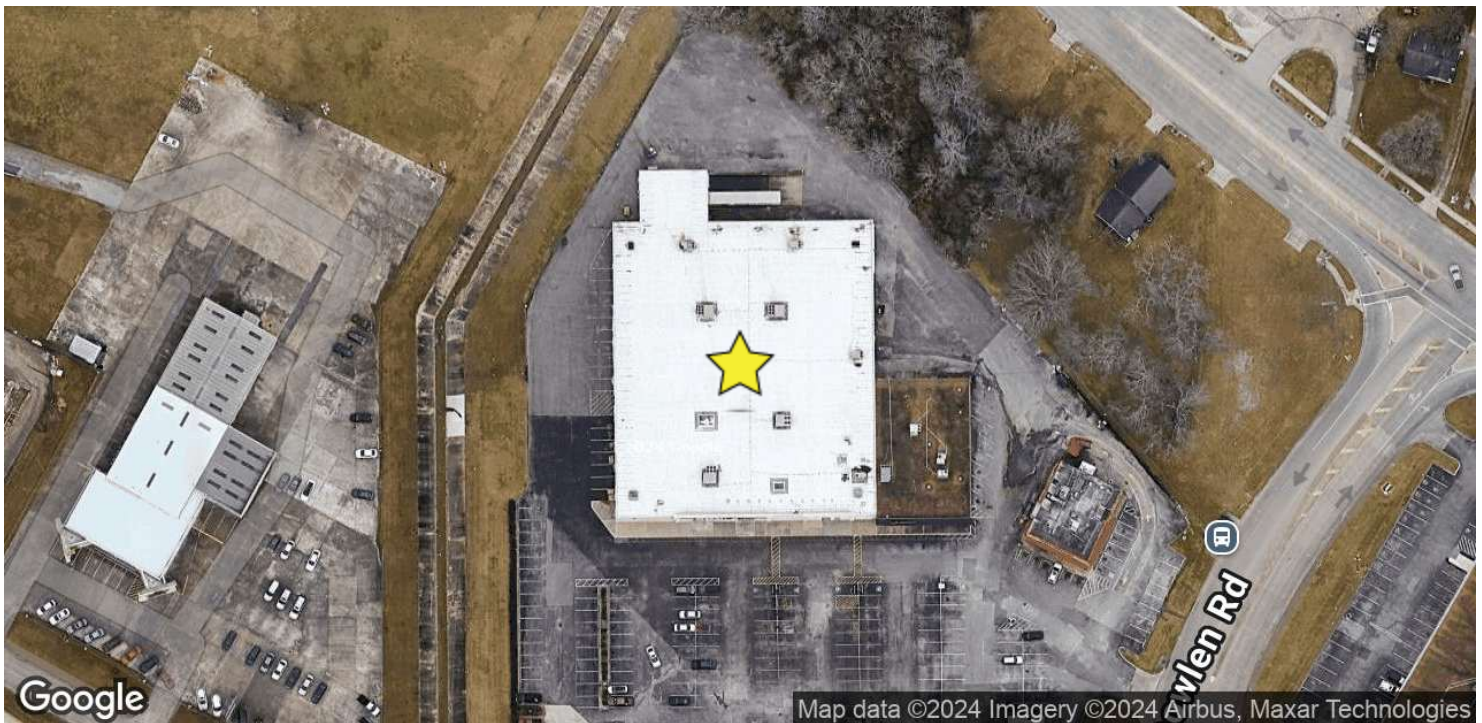
rcrum@kinproperties.com



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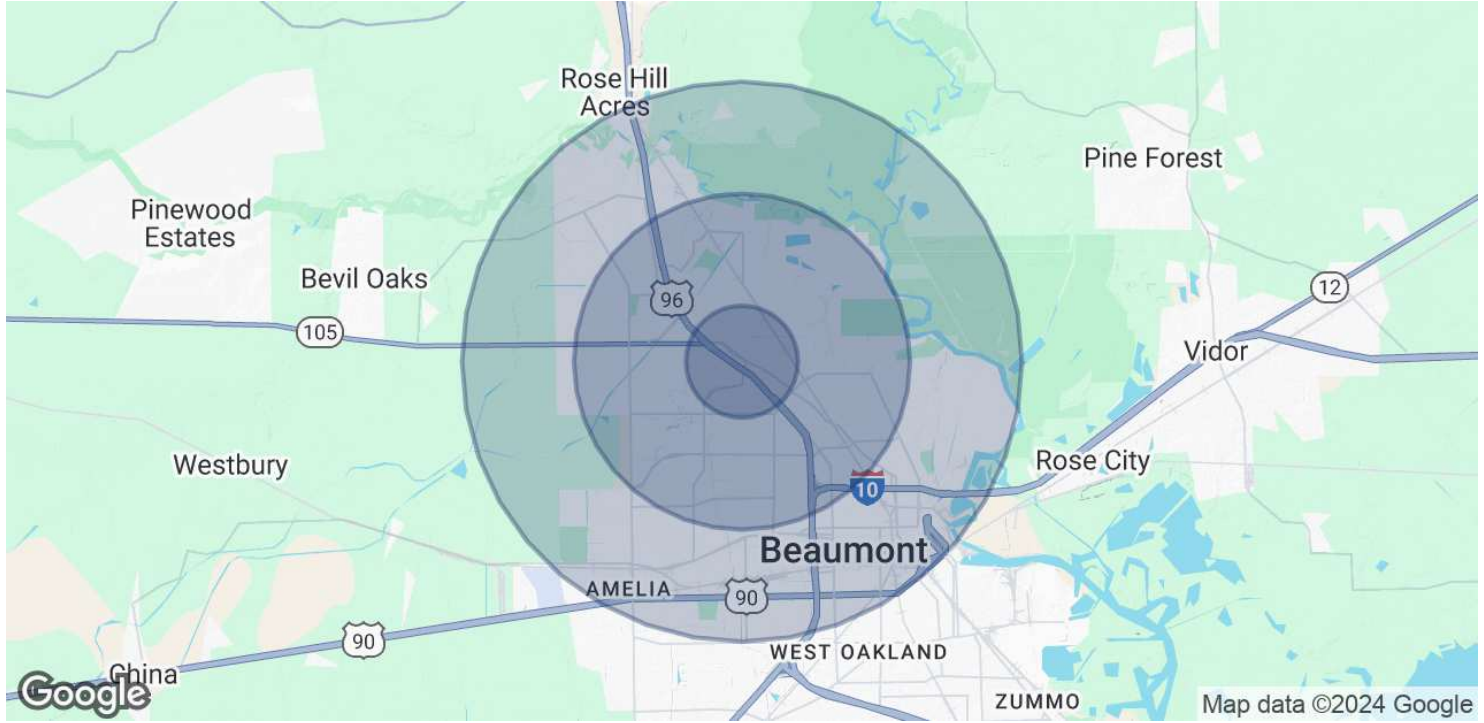
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,843	47,976	81,493
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,610	19,827	33,247
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$71,874	\$92,724	\$87,937
Average House Value	\$246,014	\$230,674	\$211,533

Demographics data derived from AlphaMap

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