

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

Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.



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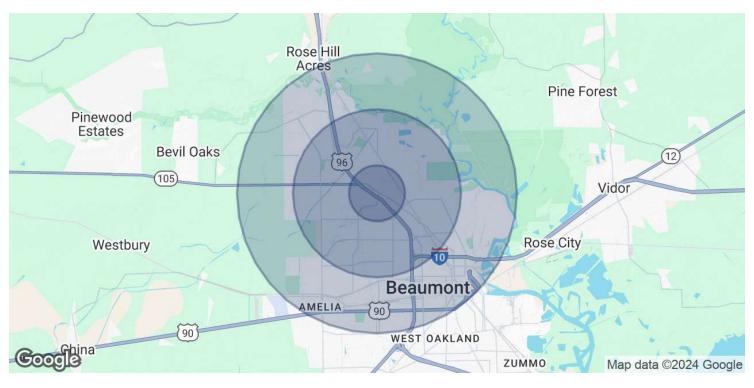
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,843	47,976	81,493
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

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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