

WALDEN PARK SHOPPING CENTER • 5760 WALDEN ROAD, BEAUMONT, TEXAS 77707



LOCATION

110 and Walden Road, Beaumont, Texas 77707

The property is located just West of the Holiday Inn on Walden Road.

AVAILABLE

Retail: 1330 SF and 1575 SF

Pad Site: 50,000 SF

AREA RETAILERS

Holiday Inn, Pappadeaux's, Sonic, Jack in the Box, La Quinta, Waffle House, Shell, Joe's Crab Shack, Tinseltown USA, Cheddar's, Iron Skillet, Comfort Inn, Taco Bell, Twin Peaks, Cracker Barrel

AADT (Annual Average Daily Traffic) Count

110 at Walden Road – 48,000

110 at Highway 69 – 75,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Active Population	10,371	74,247	153,331
Average Household Income	\$68,465	\$59,439	\$51,790

LEASING CONTACT INFORMATION

Maria Megas - maria@megasenterprises.com or 409-720-8219

Steve Megas - steve@megasenterprises.com or 409-626-2509

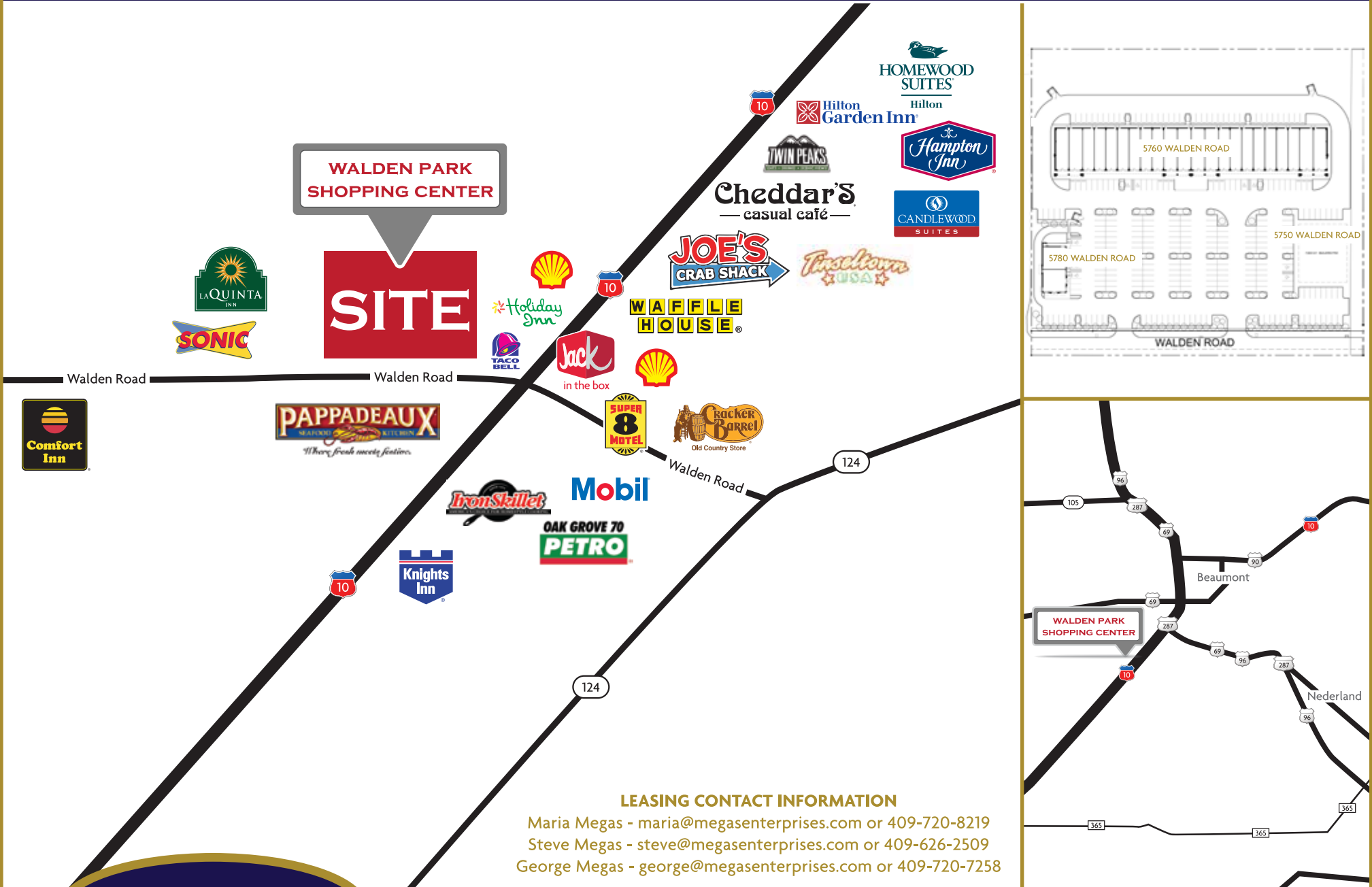
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MEGAS
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