



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR LEASE

The Cannery High-End Shopping Center

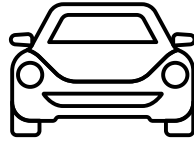
75 Miranda Lambert Way | Lindale, TX 75771

LEASE SUMMARY



BUILDING SIZE

57,240 SF



TRAFFIC COUNT

17,978 VPD



PRICING

**\$15.50-\$17.50
PSF + NNN**

LEASE DETAILS:

Property Overview:

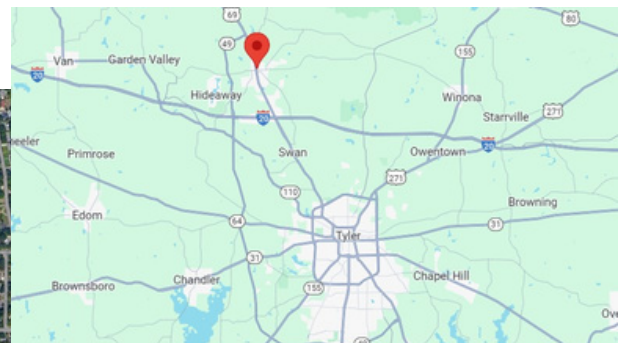
This high-end retail destination offers diverse commercial spaces, ideal for retail, office, and dining ventures. The site benefits from high traffic, proximity to major highways, the Lindale community, and surrounding communities of Mineola, Quitman, and Van.

With new restaurants and a focus on bringing more entertainment to the development, any business will thrive from foot traffic and exposure.

Spaces are delivered in shell condition with 23' tall ceiling height. Landlord is offering \$45 PSF in tenant improvement allowance to assist new tenants with space buildout.

Property Features:

- **Pricing:** \$15.50-\$17.50 per SF per year + NNN
- **Building size:** 57,240 SF
- **Total acreage:** 3.21
- **Traffic count:** 17,978 vpd
- **Number of buildings:** 2



LEASE HIGHLIGHTS:

- **Strategic Location:** Located in a vibrant community with easy access to major highways.
- **High Traffic:** With approximately 17,978 of cars per day, tenants will benefit from a steady flow of visitors in East Texas's entertainment epicenter.
- **Diverse Spaces:** Ideal for retail, dining, office, and entertainment ventures.
- **Historic Charm:** A beautifully curated space that combines Texas heritage with modern amenities.



LEASE CONTACT:

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KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	4,476	13,865	22,751
2030 Projected Population	4,931	15,259	25,073
2020 Census Population	4,221	12,549	20,215
2010 Census Population	3,523	10,474	16,755
Projected Annual Growth Percentage 2025 to 2030	2.03	2.01	2.04
Historical Annual Growth Percentage 2010 to 2025	1.8	2.16	2.39
Median Age	36.08	37.93	39.65
Population Density (/Square Mile)	1424.84	490.37	289.67
HOUSEHOLDS			
2025 Estimated Households	1,695	5,179	8,632
2030 Estimated Households	1,891	5,789	9,661
2020 Census Households	1,551	4,569	7,533
2010 Census Households	1,259	3,759	6,219
Projected Annual Growth Percentage 2025 to 2030	2.32	2.36	2.38
Historical Annual Growth Percentage 2010 to 2025	2.31	2.52	2.59
INCOME			
Average household income	\$112,031	\$118,600	\$118,694
Median household income	\$100,673	\$95,973	\$94,639
Per capita income	\$42,571	\$44,416	\$45,123
EDUCATION			
High School Graduate	27.03%	25.05%	25.11%
Some College	29.41%	29.39%	28.28%
Associate Degree	7.11%	9.70%	10.80%
Bachelor's Degree	20.10%	18.08%	18.33%
Graduate or Professional Degree	6.67%	7.18%	8.36%
BUSINESS			
Total Establishments	185	361	599
Total Employees	1,196	2,195	3,666
Average Employees Per Business	6.47	6.08	6.12
Residential Population Per Business	24.21	38.44	37.96

