



PRICE: \$1,600.00 PER MONTH

1309 N BIG SPRING ST | SUITE A

Midland, TX 79701

Stephanie Gauthier

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Property Description

This available 800-square-foot suite offers an excellent opportunity for retail or service-oriented businesses. The flexible layout includes a welcoming reception area, two private offices, and a restroom with a shower. With strong street visibility and convenient access, the space is well-suited for a small business or specialty retail user seeking a functional and accessible location.

Property Highlights

- Prominent Street Frontage along Big Spring Street
- Excellent Visibility with Convenient Ingress and Egress
- Average Daily Traffic Count: 19,862 VPD
- Asphalt Parking Available for Tenants and Customers in both Front and Rear Locations
- Signage Opportunity

Location Description

Situated at the corner of N. Big Spring Street and W. Nobles Avenue, this prime location provides convenient access to Loop 250, popular dining establishments, and the vibrant Permian Basin business community. With strong traffic counts and excellent visibility, it is an ideal setting for businesses seeking a highly accessible, customer-friendly location.

Offering Summary

Lease Rate:	\$1,600.00 per month (Full Service)
Available SF:	800 SF Suite A

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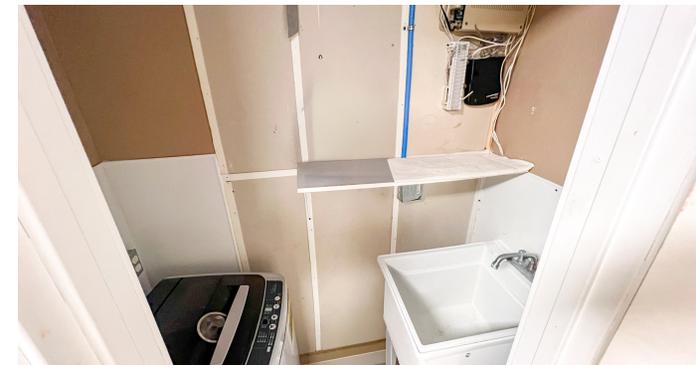
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MORIAH
BROKERAGE SERVICES, LLC

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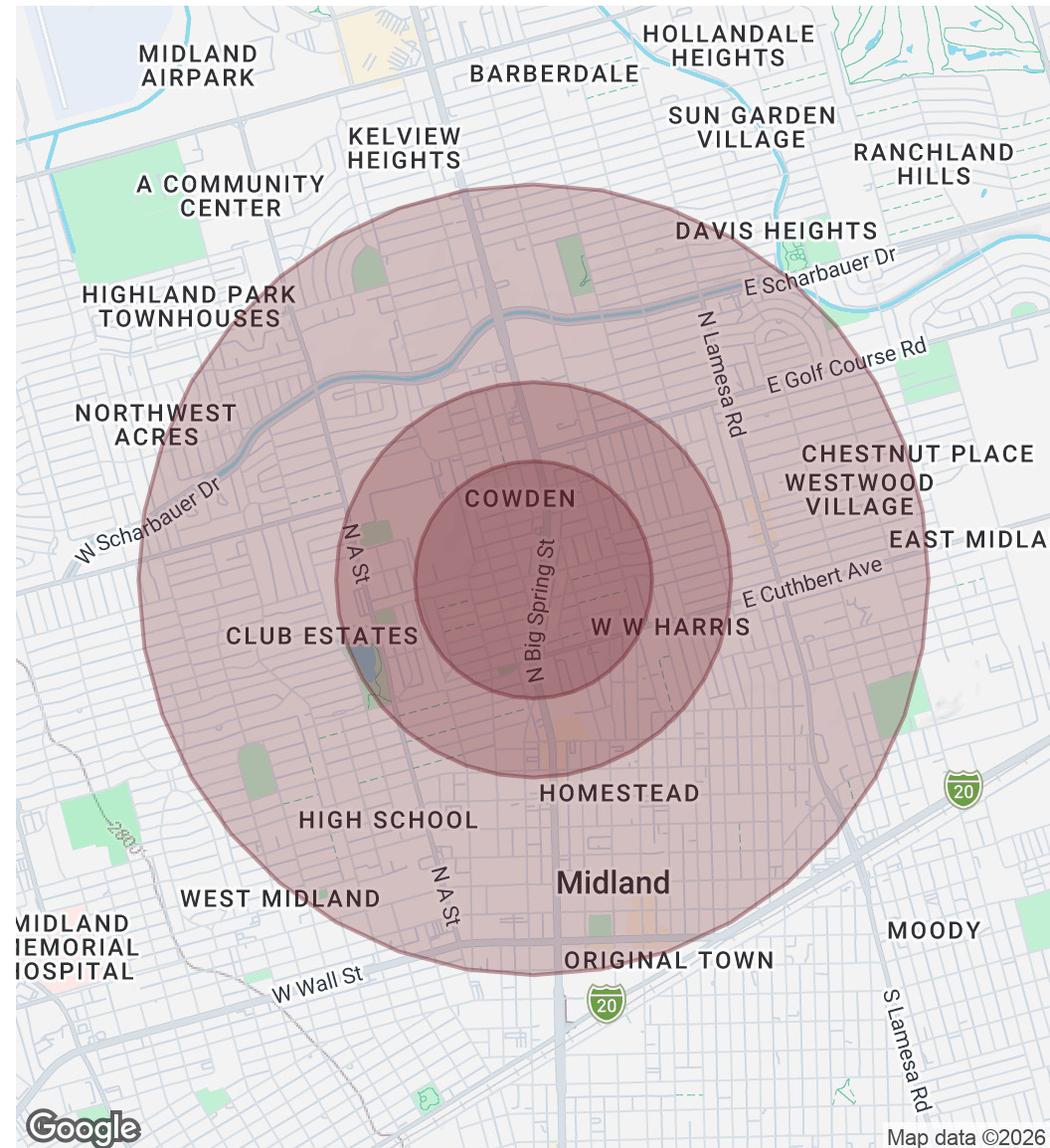
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,259	3,240	10,557
Average Age	37	37	37
Average Age (Male)	36	36	37
Average Age (Female)	38	38	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	451	1,159	3,830
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$64,966	\$66,579	\$84,182
Average House Value	\$190,226	\$191,208	\$241,534

Demographics data derived from AlphaMap



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