



PRICE: \$28.00 SF/YR

# TALL CITY PLAZA SHOPPING CENTER

900 East Florida Avenue | Midland, TX 79701

**Trey Dennis**

Broker  
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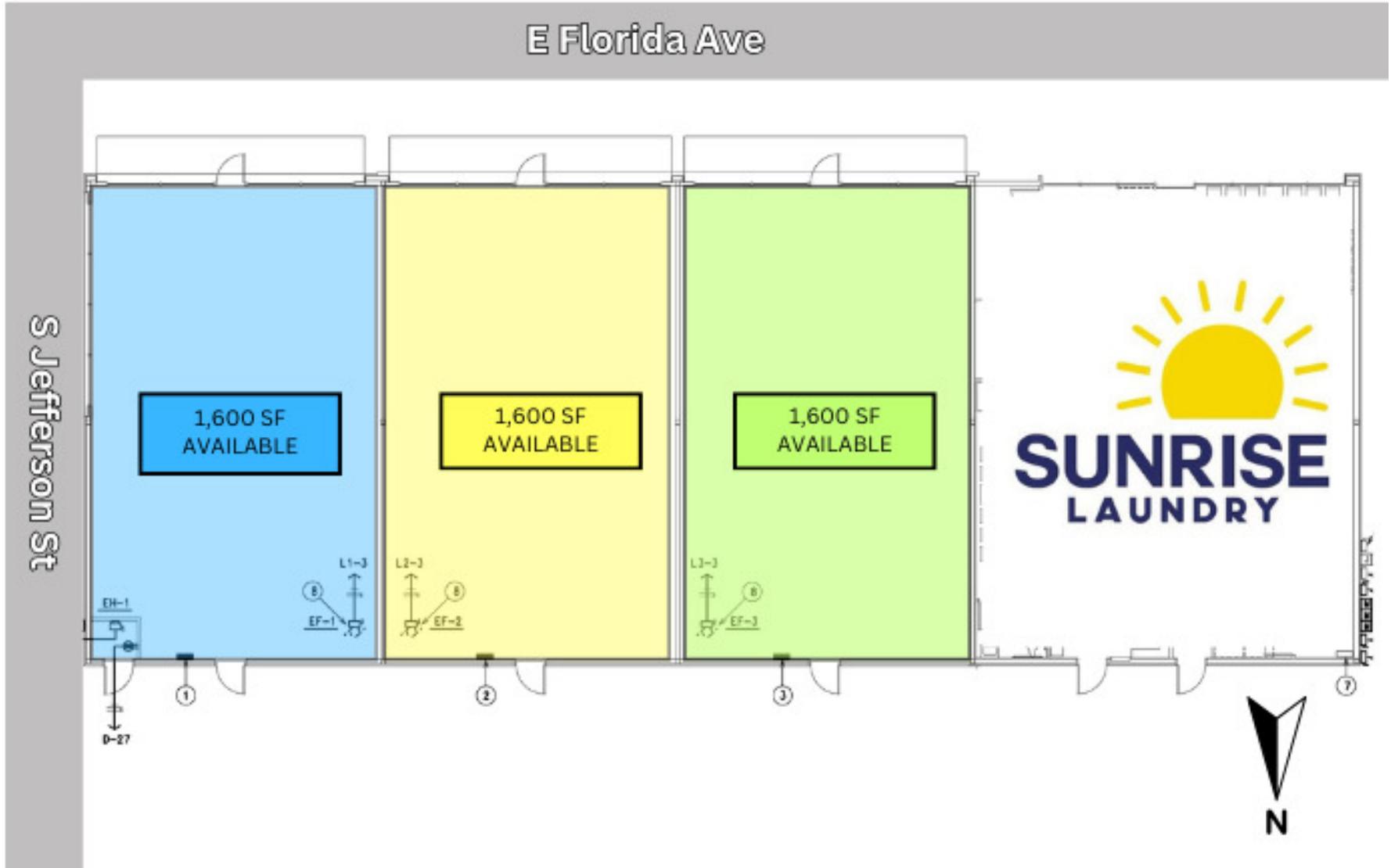
**Stephanie Gauthier**

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# AVAILABLE SUITES - SITE PLAN

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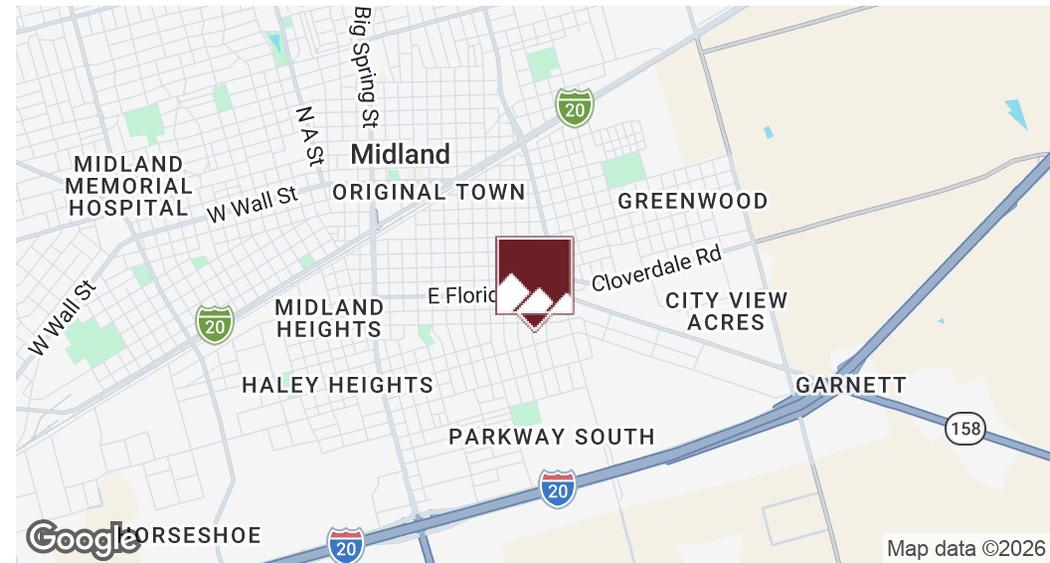
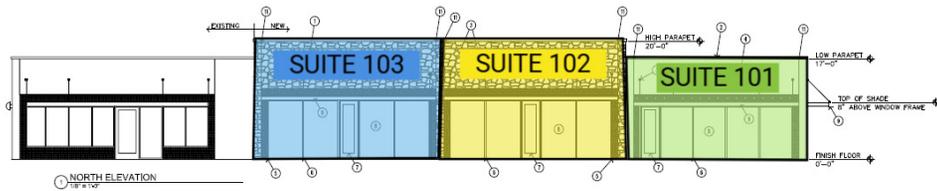
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# 900 EAST FLORIDA AVENUE

Midland, TX 79701



## Property Description

A brand-new retail shopping center is coming soon to South Midland! The Center will feature (3) Suites, each 1,600 SF. Tenants will enjoy the benefits of a Tenant Improvement Allowance, fresh construction with shell space, and excellent visibility on Florida Avenue. Located in a prime retail area with expanding retail and industrial projects, this center offers an outstanding opportunity for new businesses.

## Property Highlights

- New Construction | Shell Space | HVAC Provided for Each Unit
- Signage Available | Excellent Visibility from Florida Ave
- Florida Ave Frontage Traffic Count: 17,197 Vehicles (Annual Average Daily Traffic, TxDOT)
- *TI Allowance for Suite 102 & 103 | Suite 101 will be delivered as Warm Vanilla Shell*

## Offering Summary

Lease Rate	\$28.00 SF/yr (NNN)
Available SF:	(3) 1,600 SF Units
TI Allowance:	\$20.00/SF <i>Suite 102 &amp; Suite 103</i>
Lot Size:	0.48 Acres

900 E Florida Ave	Lease Rate	Space Size
Suite 101   900 E Florida Ave	\$28.00 SF/yr	1,600 SF
Suite 102   900 E Florida Ave	\$28.00 SF/yr	1,600 SF
Suite 103   900 E Florida Ave	\$28.00 SF/yr	1,600 SF

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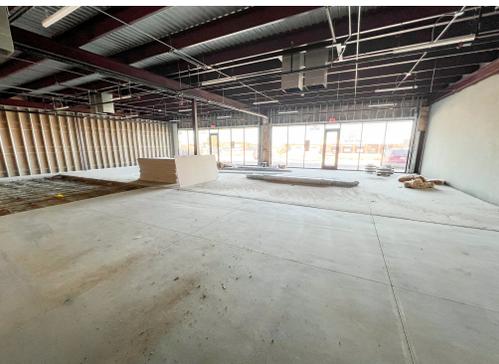
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