

BAY VISTA CENTER

2334 Hwy 361 | Ingleside, TX

Suites 102 & 106



3,400 SF

END-CAP SPACE WITH DRIVE-THRU

PROPERTY HIGHLIGHTS

- Grease trap and vent hood
- Landlord to build out new restrooms
- Landlord to install new HVAC units
- Can divide into 2,400 SF and 1,000 SF

Base rent: \$3,470.83 / month

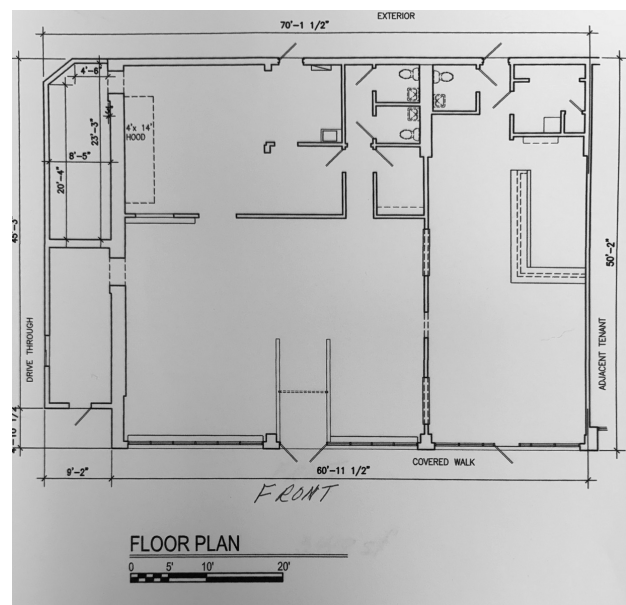
NNN: \$1,983.00 / month

Total: \$5,453.83 / month

For the full 3,400 SF space.

Five-year term: 5% rent increases
in both Year 4 and Year 5.

FLOORPLAN



Layout shown; landlord improvements planned.



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