

# PALESTINE TOWN CENTER

321 East Spring Street, Palestine, TX 75801

FOR LEASE



Lease Rate **\$11.00 SF/YR (NNN)**

## OFFERING SUMMARY

Available SF:	1,225 - 2,450 SF
Zoning:	CBD - Commercial Business District

## PROPERTY OVERVIEW

2,450 sf of office space available with the ability to subdivide. Located next to Kroger in the Palestine Town Center. Surrounding tenants include USA Donuts, Palestine Finance, Western Shamrock, Smoke Kulture, Wendy Nails & Spa, Preferred Choice Income Tax, Gold Star Finance, Freeway Insurance, Livingston Hearing Aids, and China Massage.

## PROPERTY HIGHLIGHTS

- 7 offices, conference room, 2 restrooms, break room, storage room, dedicated waiting area and reception area
- Ability to subdivide
- Ample Parking
- Easily accessible



**Drake Real Estate & Investments**  
11621 CR 166, Tyler, TX 75703  
903.581.3737

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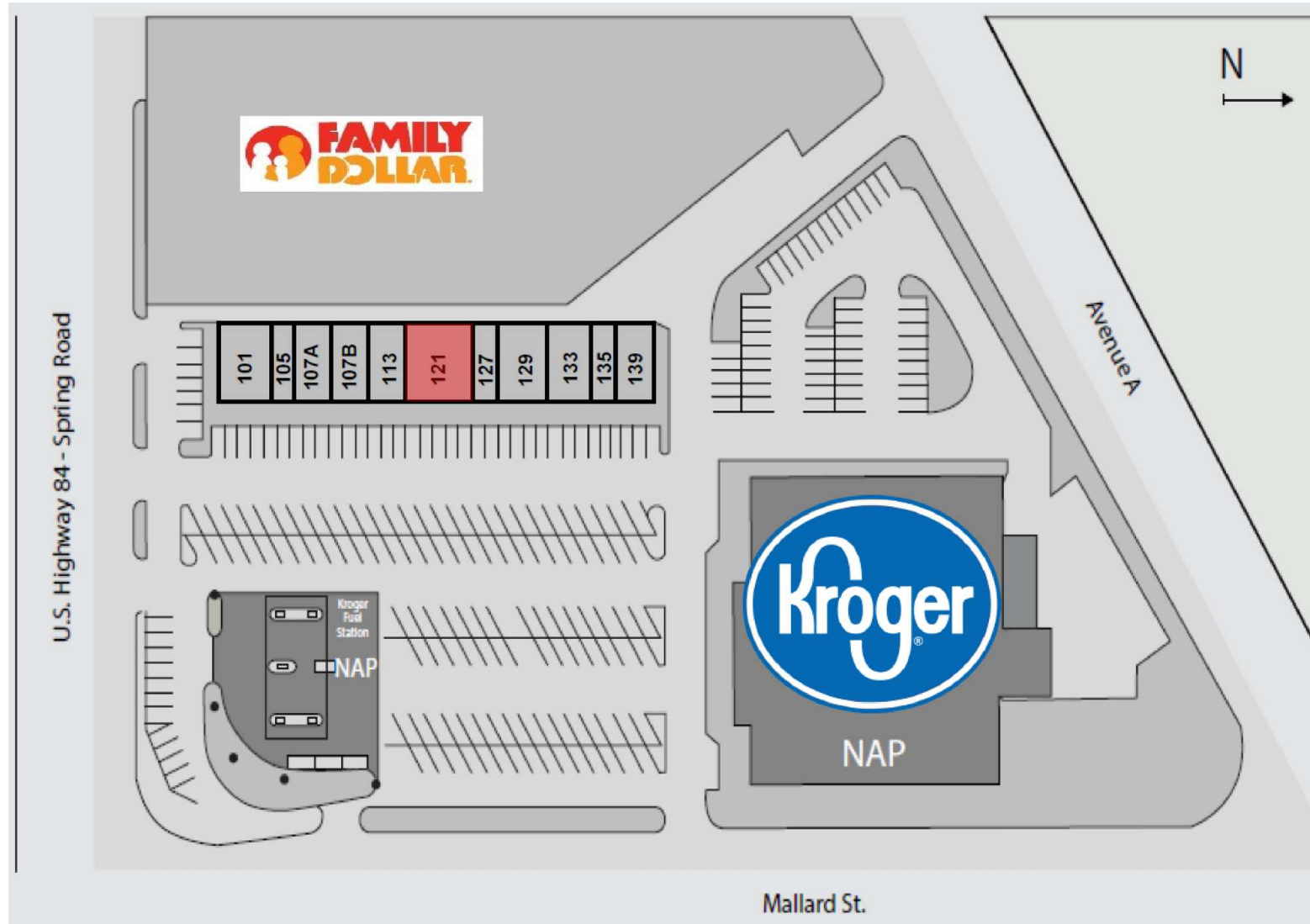
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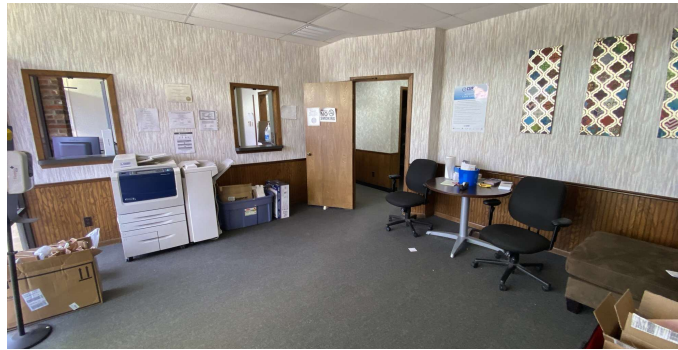
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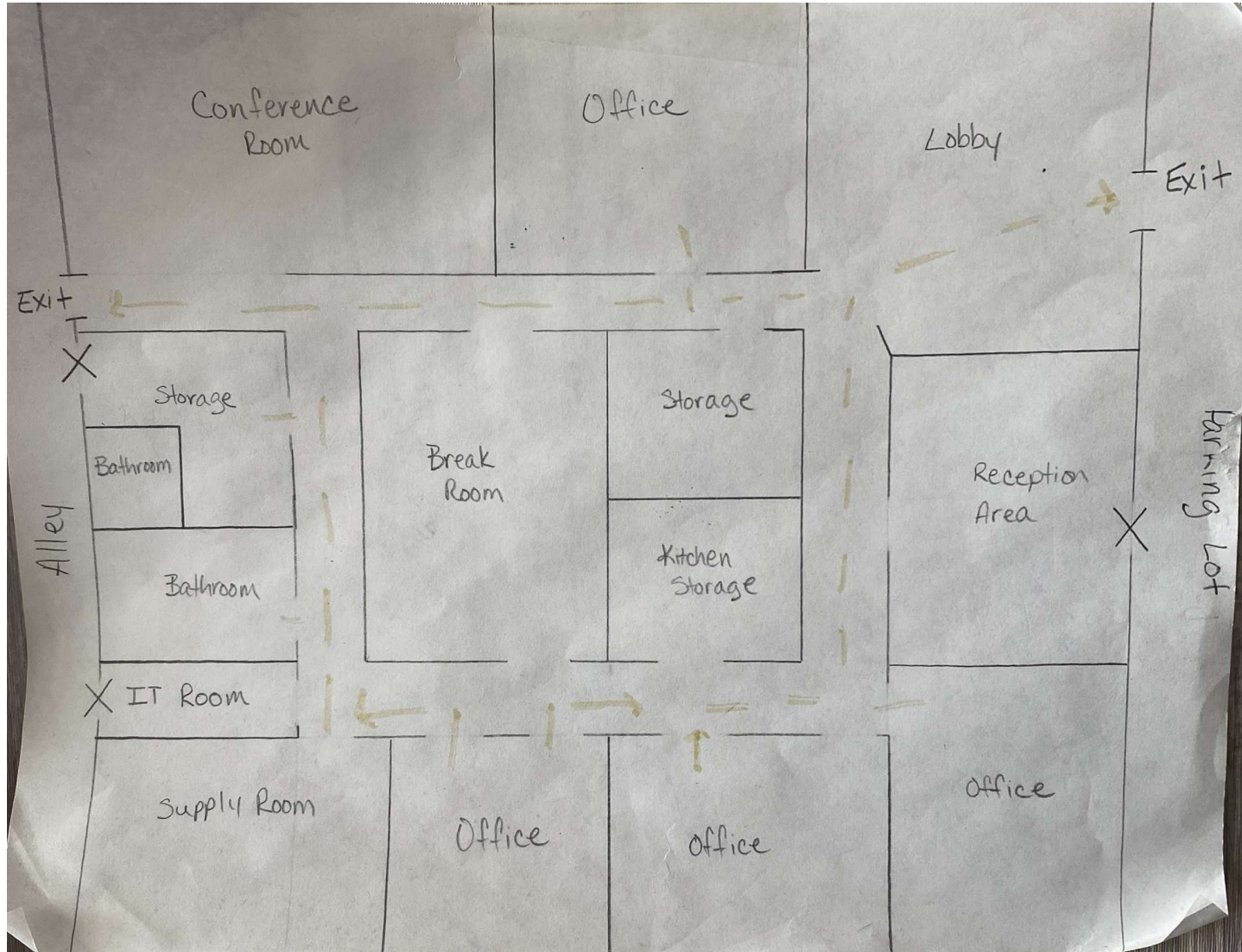
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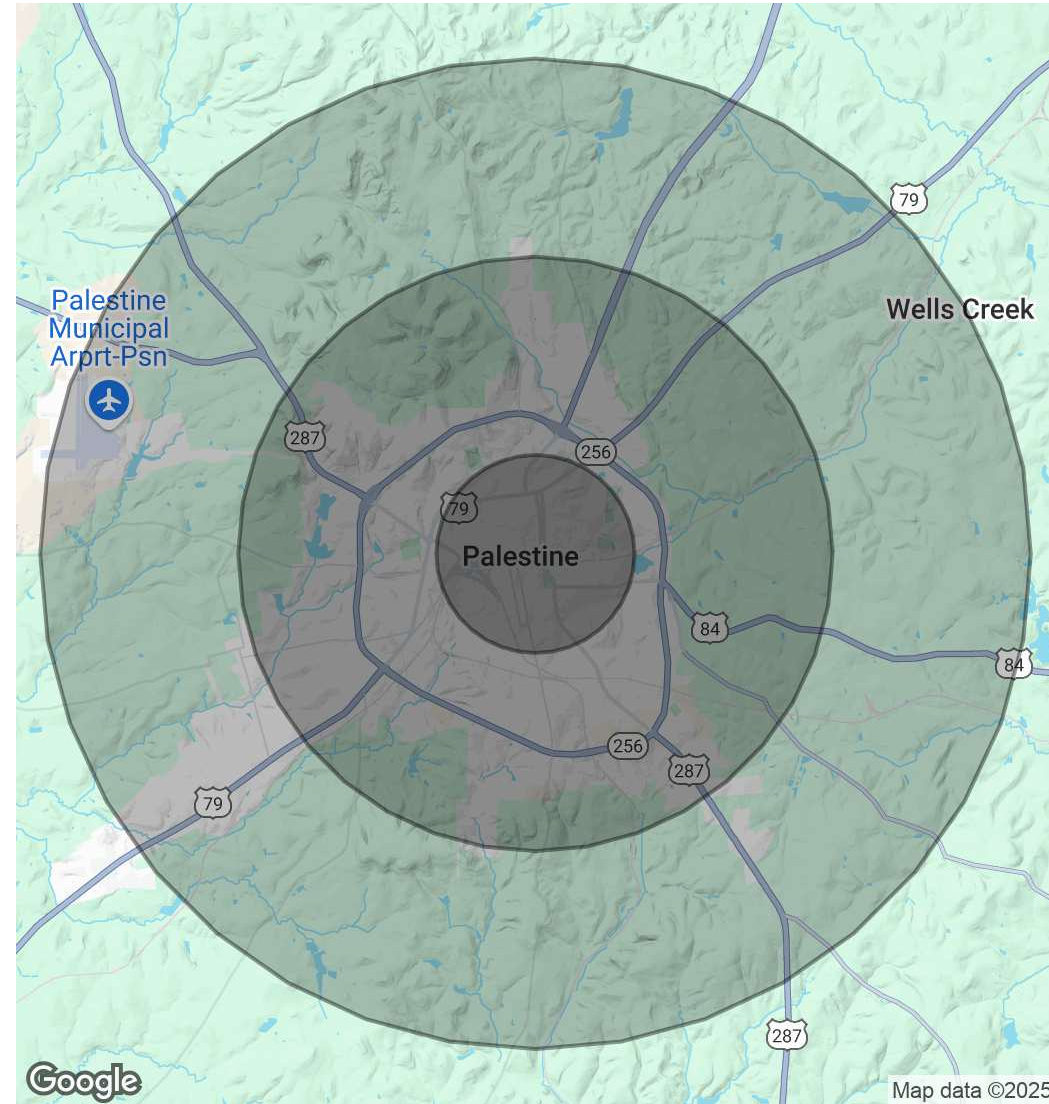
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,927	16,261	22,999
Average Age	34.1	34.1	34.6
Average Age (Male)	33.4	33.5	34.2
Average Age (Female)	35.3	35.1	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	876	5,216	7,357
# of Persons per HH	3.3	3.1	3.1
Average HH Income	\$50,354	\$51,533	\$52,371
Average House Value	\$101,546	\$96,298	\$94,364

2020 American Community Survey (ACS)



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