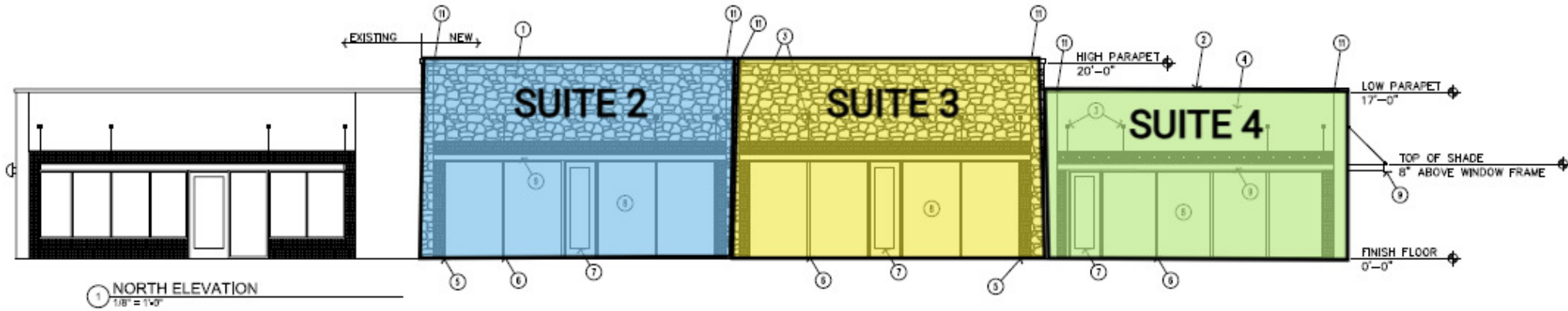


NEW RETAIL SUITES FOR LEASE



PRICE: \$28.00 SF/YR

TALL CITY PLAZA SHOPPING CENTER

900 East Florida Avenue | Midland, TX 79701

Trey Dennis

Broker
432.236.7500
trey@moriahrealestate.com

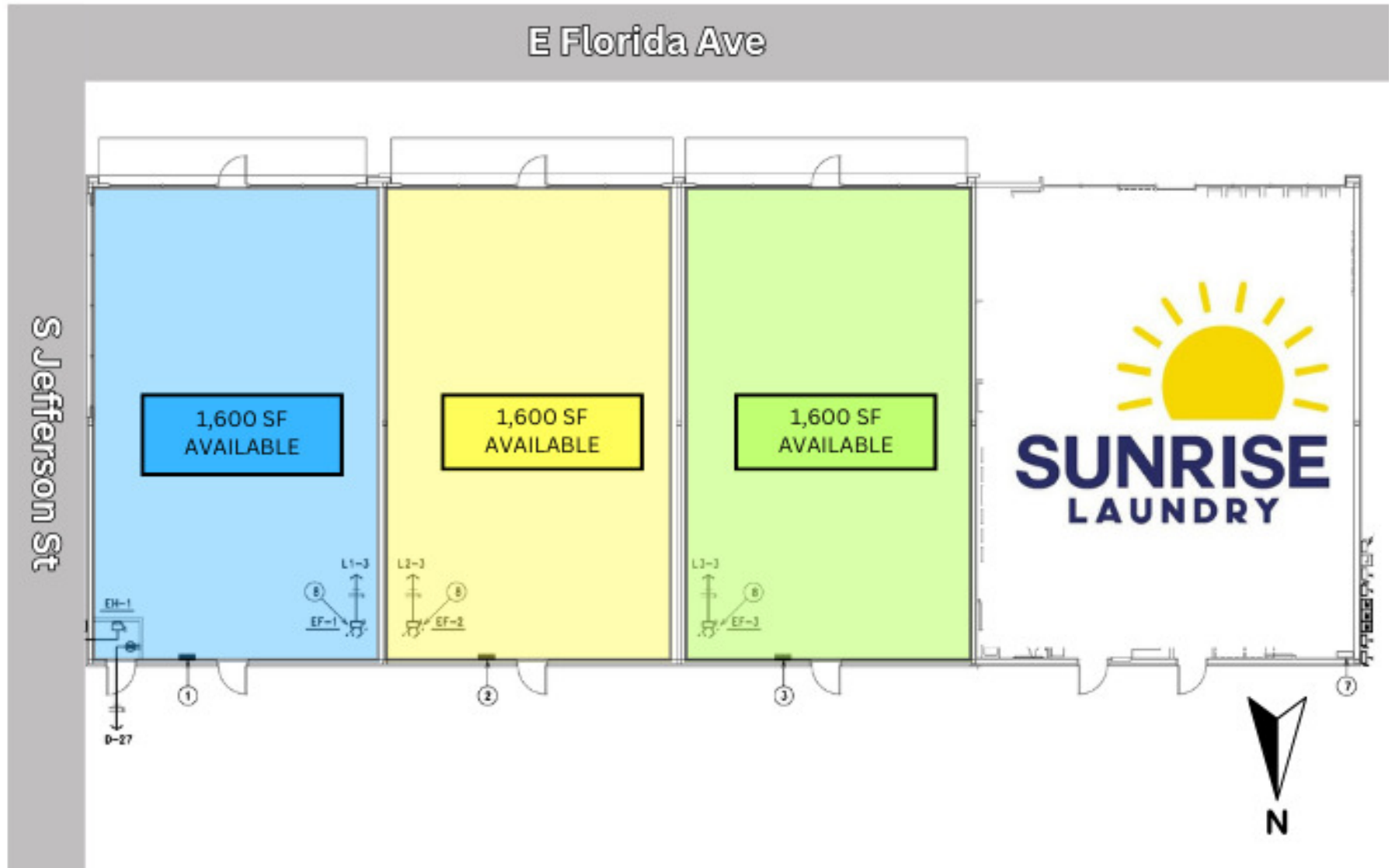
Stephanie Gauthier

Agent | Marketing Specialist
214.450.9398
stephanie@moriahrealestate.com

PRICE: \$28.00 SF/YR

AVAILABLE SUITES - SITE PLAN

900 East Florida Avenue | Midland, TX 79701



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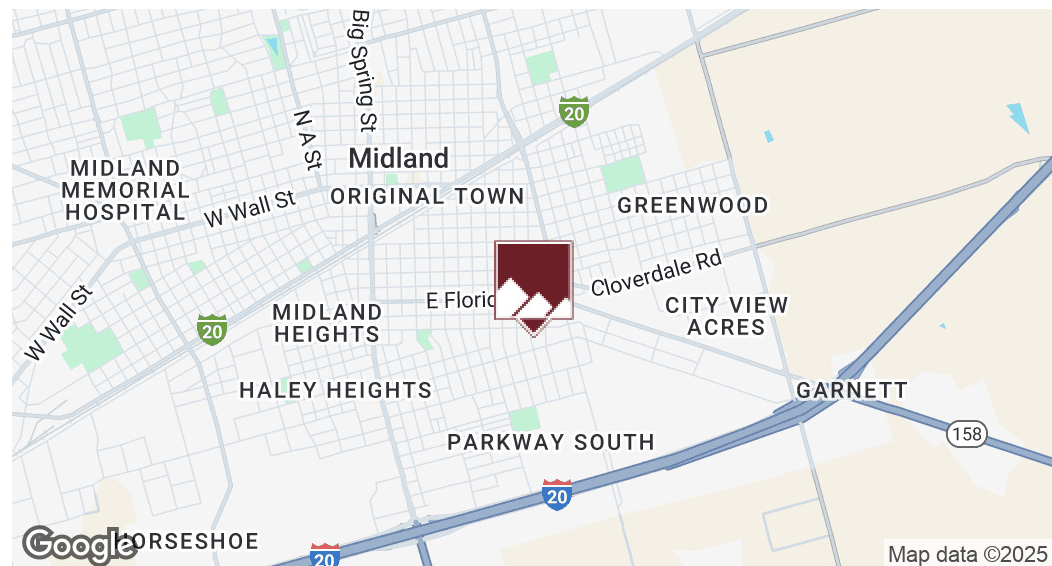
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MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$28.00 SF/YR

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)
- *Delivery: Q4 2025*

Offering Summary

Lease Rate	\$28.00 SF/yr (NNN)
Available SF:	(3) 1,600 SF Units
TI Allowance:	\$20.00/SF
Lot Size:	0.48 Acres
Building Size:	4,800 SF

900 E Florida Ave	Lease Rate	Space Size
Suite 2 900 E Florida Ave	\$28.00 SF/yr	1,600 SF
Suite 3 900 E Florida Ave	\$28.00 SF/yr	1,600 SF
Suite 4 900 E Florida Ave	\$28.00 SF/yr	1,600 SF

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