



55 N 11TH ST

BEAUMONT, TX 77702



AVAILABLE FOR LEASE

SIZE - 3500-7000 SQFT

PRICE - CALL FOR PRICING

FOR MORE INFORMATION

FARID CHATUR

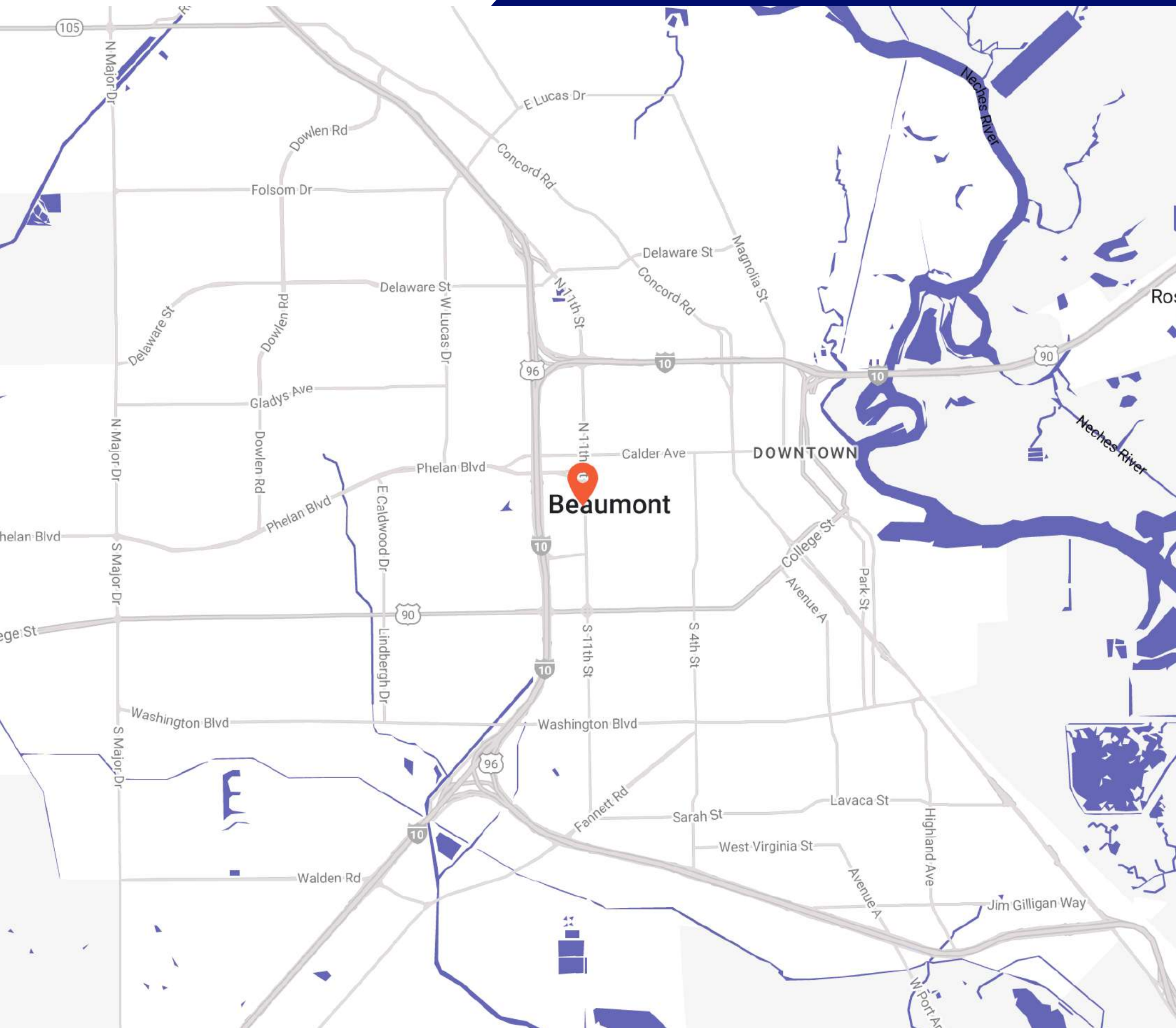
832-685-2739

FARID@APEXREALTORS.COM



FOR LEASE

55 N
11TH ST
BEAUMONT, TX 77702



AVAILABLE SPACE

Type	Size	Price
Retail	3500-7000 sqft	\$12 plus triple nets

DEMOGRAPHICS

	1 mile	3 mile
Population	6,201	62,363
Households	2,528	24,622
Median Age	35.20	36.20
Growth '21 - '26	↓ -2.53%	↓ -2.28%

INVESTMENT HIGHLIGHTS

Highly visible retail space
Excellent traffic exposure
Currently a furniture store, perfect for any retail.

TRAFFIC COUNTS

Collection St	Cross St	Traffic Vol	Last Mea	Distance
Liberty Ave	N 10 St E	2,547	2022	0.26 mi
I-10 Svc Rd	I-10 Access Rd SW	133,257	2022	0.34 mi
TX 121	Liberty Ave N	125,217	2020	0.35 mi
I-10	I-10 Svc Rd N	122,000	2015	0.36 mi
I-10	Liberty Ave N	129,370	2022	0.36 mi
Calder Ave	N 10th St E	5,370	2022	0.40 mi

“AT APEX REALTORS, WE ARE NOT A 9-5,
WE ARE A START TO FINISH BUSINESS”

FARID CHATUR, DESIGNATED BROKER
APEX BROKERAGE LLC

832-685-APEX(2739)
FARID@APEXREALTORS.COM

FOR MORE INFORMATION

PROPERTY HIGHLIGHTS

- Highly visible retail space with excellent traffic exposure
- Currently a furniture store, perfect for any retail.
- Near HWY 99 and Fry Rd on FM 529



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