



FOR LEASE

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PARTNERS

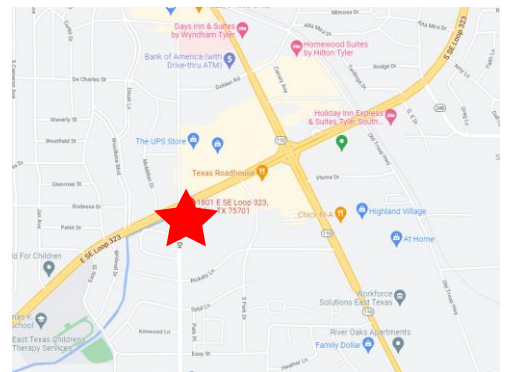
Paluxy Plaza Tyler, Texas



Location: 1801 E SOUTHEAST LOOP 323,
TYLER, TX, 75701

Building Area: 8,947 sf

Demographics:	1 Mile	3 Miles	5 Miles
2022 Population	9,068	66,454	104,934
2022 Median HH Income	\$59,990	\$60,298	\$58,184



Tenants:



CONTACT

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**Paluxy Plaza
Shopping Center**
Tyler, Texas





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Paluxy Plaza Shopping Center Tyler, Texas



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**Paluxy Plaza
Shopping Center
NOW LEASING!**

Web Address: merritt-capital.com

<u>BUILDING SIZE:</u>	8,947 sf
<u>RATE:</u>	\$16.00 per square foot
<u>EXPENSES:</u>	Taxes: \$ 2.25
	Insurance: \$ 0.60
	<u>CAM:</u> \$ 1.65
	Triple Nets: \$ 4.50 per square foot
<u>TENANTS:</u>	75% Leased
	Emilio Flooring Solutions - 2,056 sf
	East Texas Title & Loan - 1,291 sf
	323 Smoke Shop – 1,610 sf
	SmartPhone ER – 1,757 sf
	VACANT – 2,233 sf



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Vacant Ste. 500 2,233 sf (Shell Condition)	SmartPhone ER Ste. 400 1,757 sf	323 Smoke Shop Ste. 300 1,610 sf	East Texas Title & Loan Ste. 200 1,291 sf	Emilio Flooring Solutions Ste.100 2,056 Sf
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