

SPACE FEATURES:

- North End Cap in the Starbucks Center
- 2nd Generation Sandwich Shop Space
- Great Fascia Signage Opportunity Directly on North St
- Directly Across North Street from the Stephen F Austin State University Campus Recently Acquired by The University of Texas
- In the Heart of the North Street Commercial Hub



FOR MORE INFORMATION PLEASE CONTACT:

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CPRE Commercial
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Nacogdoches, TX 75965
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www.commercial.cpre.com/properties-lease.php

PREMISES:
1,456 SF

AVAILABILITY:
NOW

TERM:
Minimum 60 months

NET RENT:
\$25.00/SF/YR
(\$3,035.00/month)

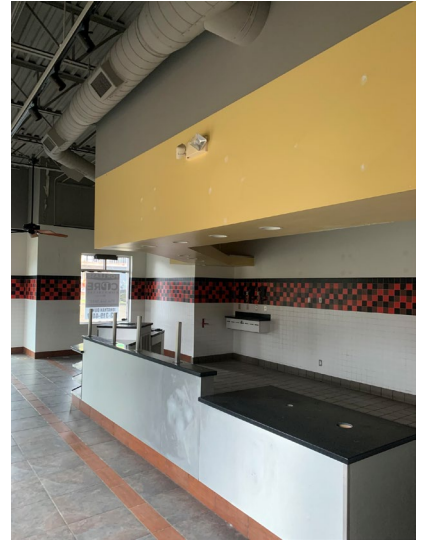
OPEX:
2024 Estimated NNNs
\$9.73/SF/YR
(\$1,180.00/month)

PARKING:
2.24/1,000 SF

LAYOUT:
Dining area, (2) ADA restrooms and ample space for BOH kitchen function

PROPERTY HIGHLIGHTS

- + Great North St Frontage with Building Fascia and Pylon Signage Opportunities
- + ~28,800 VPD on North St at Property



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FOR LEASE

2023 North St #102 - Nacogdoches, TX

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