

3504 HWY 365, Port Arthur, TX 77640
RESTAURANT SPACE FOR LEASE



**COLDWELL BANKER
 COMMERCIAL**
 ARNOLD AND ASSOCIATES

Cross Central Plaza



Property Information:

3,450 SF Restaurant Space - Move In Ready!

Prime Retail Development - 23,292 SF

Fronting Hwy 365 and Central Mall

Tenant Improvement Allowance Available*

*for Creditworthy Tenant's

Excellent Visibility, Signage and Accessibility.

Well Established Anchor Space with Drive Thru!

Front and rear parking lots with ample space available and cross access

Traffic Volume over 31,782 per day

Zoned: C3- Highway Retail* [LINK](#)

*should be verified with the City of Port Arthur



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FOR MORE DETAILS CONTACT:

WWW.CBCAAA.COM

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 1 Acadiana Court
 Beaumont, TX 77706
 409-833-5055



Sales Counter Area



Front Dining Area



Entrance / Front Counter



Rear Dining Area

Learn more about Nederland by visiting the city online:

<https://www.ci.nederland.tx.us/>



2024 Demographics

	Population	Households	Avg. HH Income
1 Mile	9,417	3,934	\$55,140
3 Miles	40,475	16,464	\$73,074
5 Miles	80,251	29,804	\$66,551

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3504 HWY 365, Port Arthur, TX 77640
RETAIL/ OFFICE SPACE FOR LEASE



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HIGHWAY 365

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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