



# Crossroads Shopping Center

Vidor, Texas

## CORPORATE OFFICE

350 Pine Street | Suite 800  
Beaumont, TX | 77701  
P: (409) 892-0200  
F: (409) 892-0209

## LEASING CONTACT

Jeff Warwick  
Director of Leasing - Southeast Region  
(409) 554-4840  
jwarwick@ac-us.com



**AlbaneseCormier**

[albanescormier.com](http://albanescormier.com)

# Property Information

# 115,798 SF

## CENTER NAME

Crossroads Shopping Center

## LISTING ID

115

## LOCATION

800 N. Main Street  
Vidor, TX | 77662

## PROPERTY HIGHLIGHTS

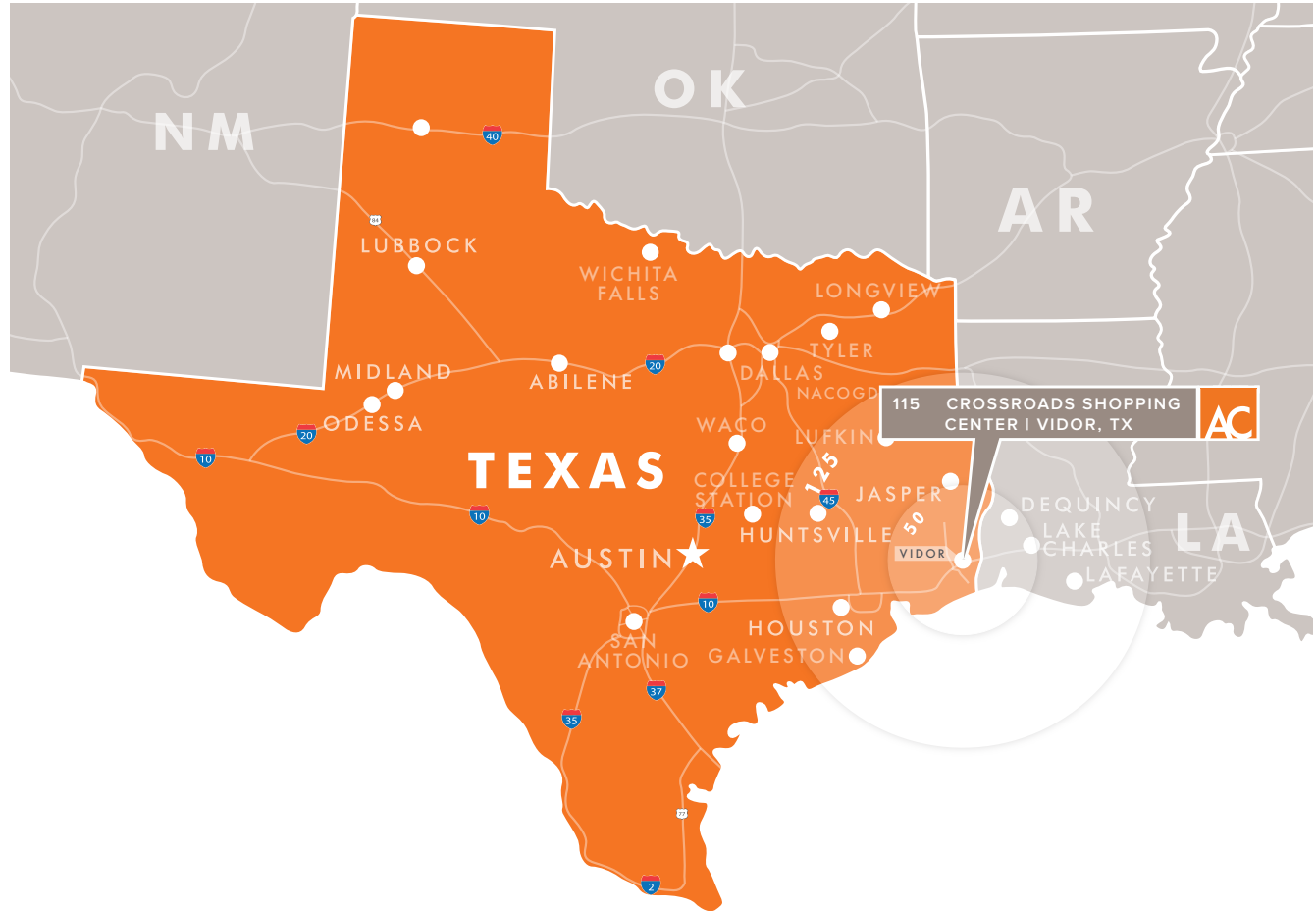
Traffic Counts: 64,000 VPD (Interstate 10)  
Regional shopping center

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	4,335	15,952	22,785
HOUSEHOLDS	1,612	5,977	8,485
AVERAGE HH INCOME	\$53,125	\$60,799	\$62,258
BUSINESSES	299	556	698

## MAJOR TENANTS

Dairy Queen  
Dollar Tree  
H&R Block  
Little Caesars  
Market Basket  
Popeyes  
State Farm  
Roses



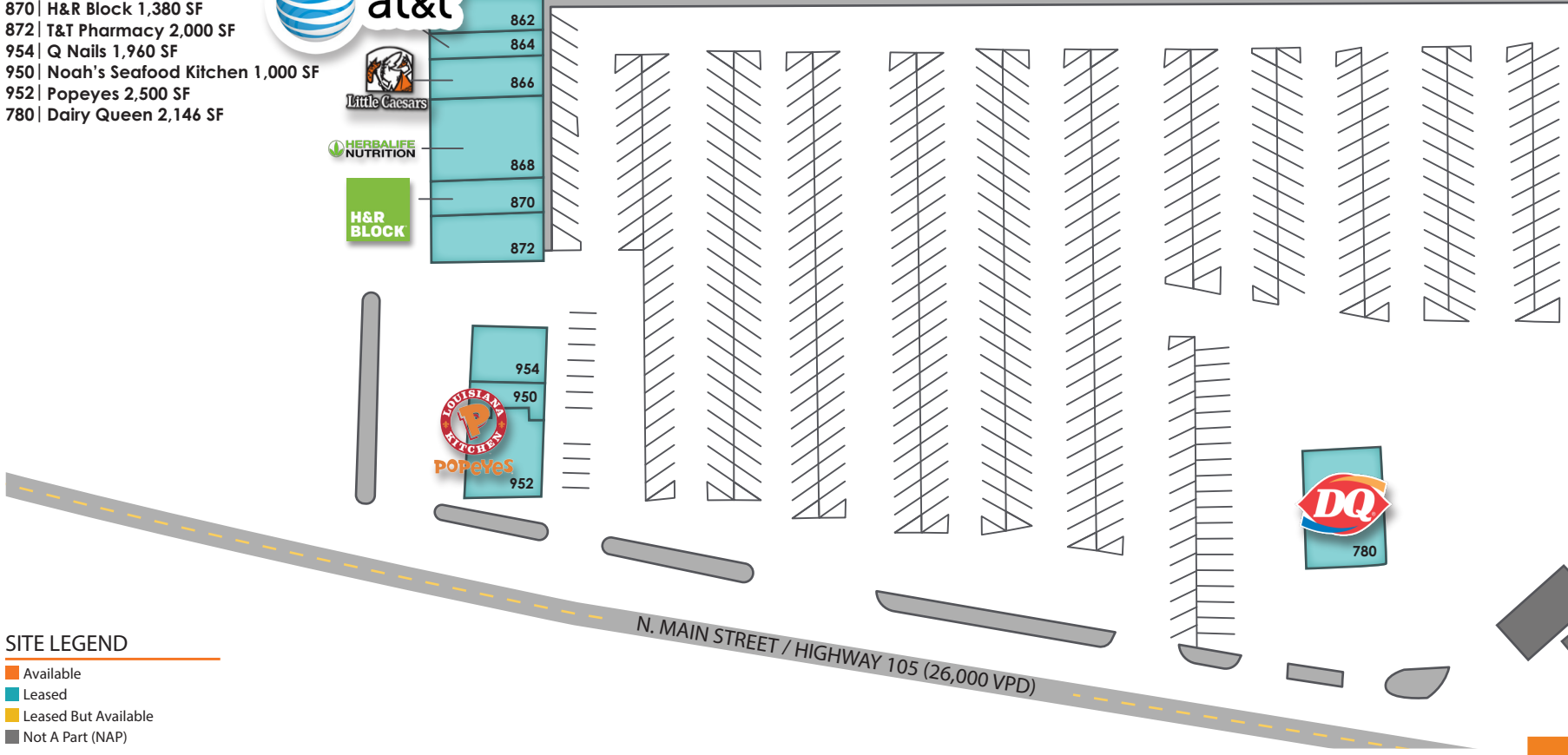
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## TENANT LIST

- 710 | Bayon Donuts 1,800 SF
- 730 | Roses 28,600 SF
- 800 | Market Basket 34,340 SF
- 820 | Runs with Scissors 1,410 SF
- 830 | ACE Cash Express 900 SF
- 840 | Ming's Buffet 7,290 SF
- 848 | Revive Martial Arts 13,765 SF
- 850 | Dollar Tree 10,025 SF
- 862 | Robichau Jewelry 986 SF
- 864 | AT&T 996 SF
- 866 | Little Caesars 1,490 SF
- 868 | Herbalife 3,000 SF
- 870 | H&R Block 1,380 SF
- 872 | T&T Pharmacy 2,000 SF
- 954 | Q Nails 1,960 SF
- 950 | Noah's Seafood Kitchen 1,000 SF
- 952 | Popeyes 2,500 SF
- 780 | Dairy Queen 2,146 SF



## SITE LEGEND

- Available
- Leased
- Leased But Available
- Not A Part (NAP)

This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

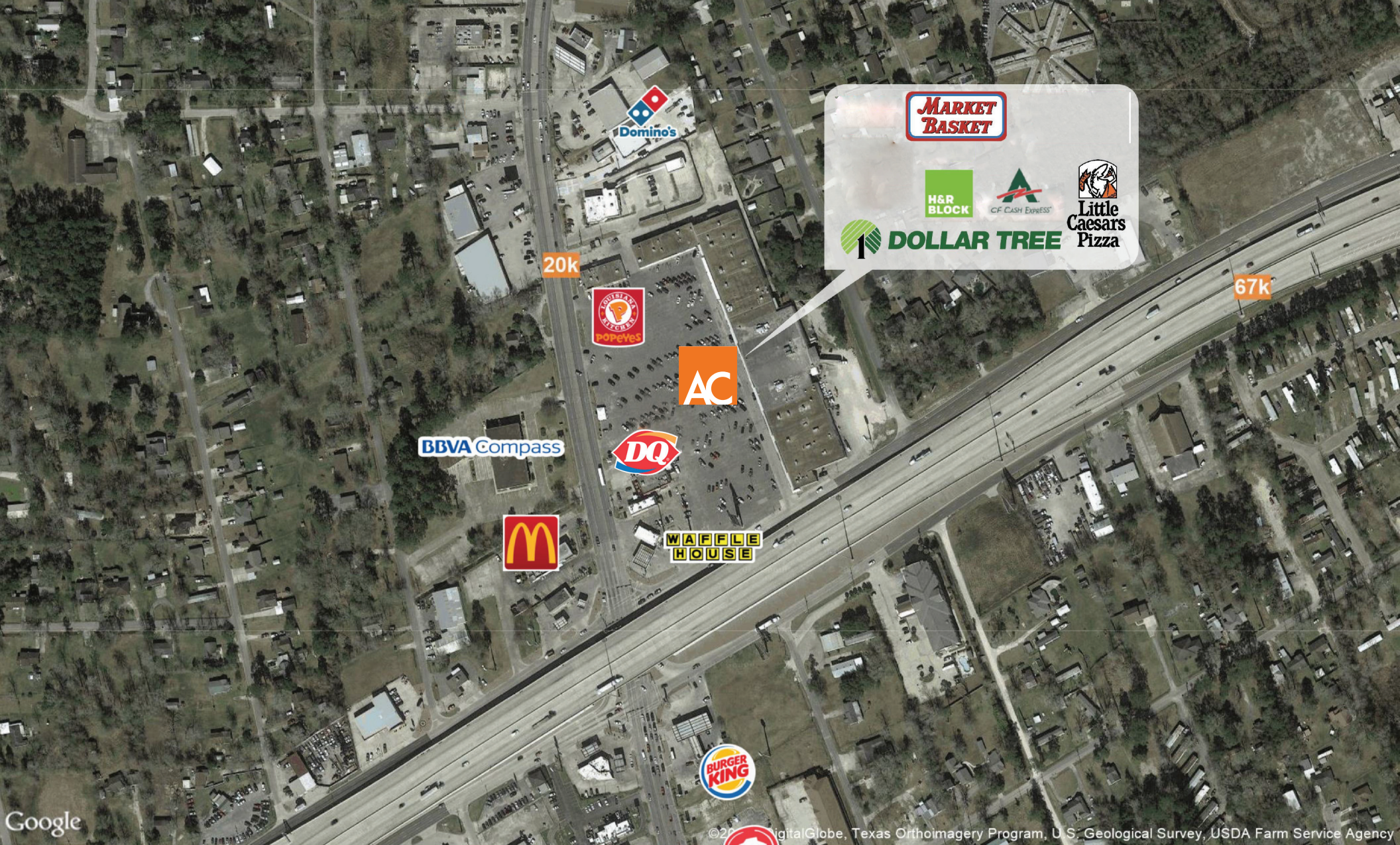
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**MARKET BASKET**

**H&R BLOCK**

**DOLLAR TREE**

**CF CASH EXPRESS**

**Little Caesars Pizza**

Google

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This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference. This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.