



KIN PROPERTIES

5910 Eastex Fwy Beaumont, TX 77708

BEAUMONT, TX | RETAIL PROPERTY

FOR LEASE | 44,702 SF



PROPERTY DESCRIPTION

44,702 sqft freestanding building with easy access to major roadways.

PROPERTY HIGHLIGHTS

- Adjacent to a Target anchored center with several national and regional tenants.
- Freestanding building with excellent parking, signage and access.
- Located Opposite of Parkdale Mall, on the NW Corner of Eastex Freeway and Dowden Road.
- 40,000 VPD



OFFERING SUMMARY

Available Size:	44,702 SF
Lot Size:	4.08 Acres
Lease Rate:	\$9.95/SF

DAVID ROTH

561.620.9200 x117

droth@kinproperties.com

DAN CORWIN

561.620.9200 x114

dcorwin@kinproperties.com

Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.

KINPROPERTIES.COM | 888.546.7767 | 185 NW SPANISH RIVER BLVD, SUITE 100 | BOCA RATON, FL 33431

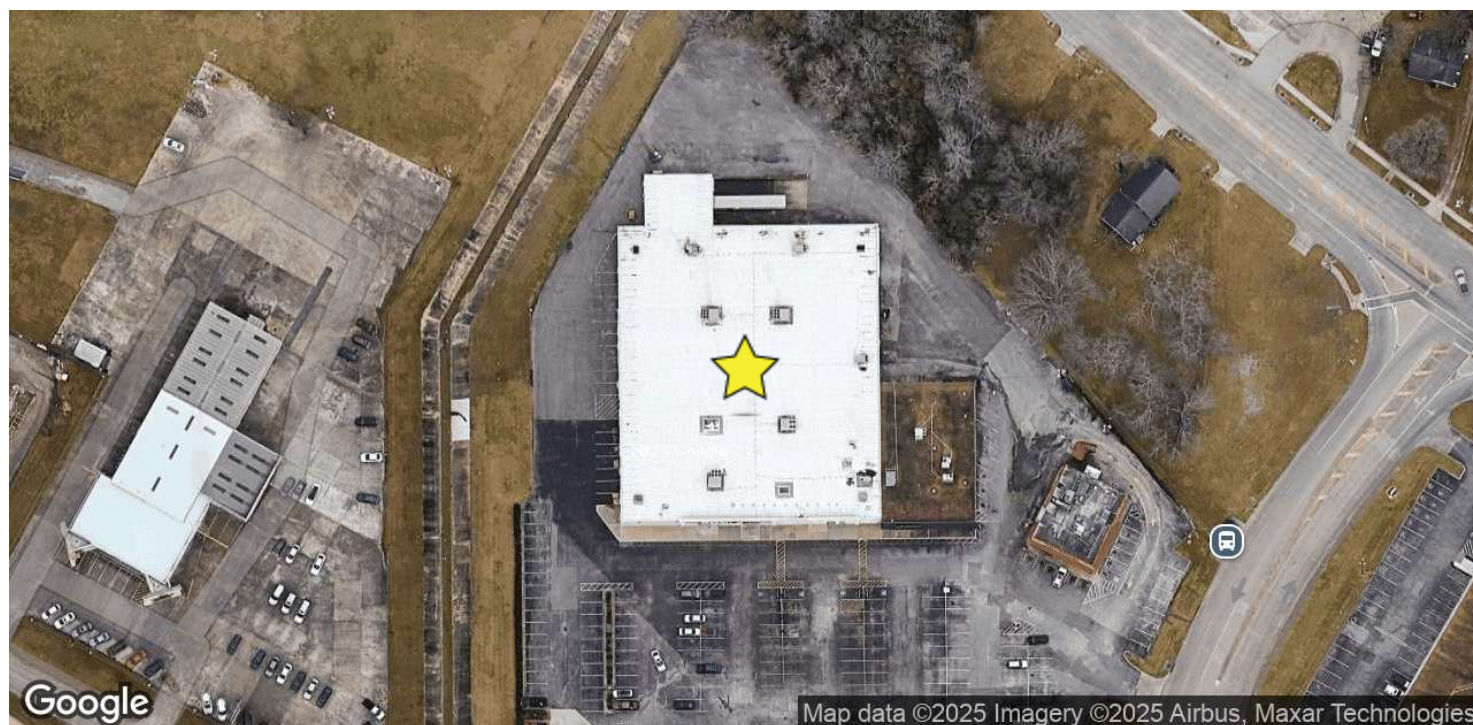
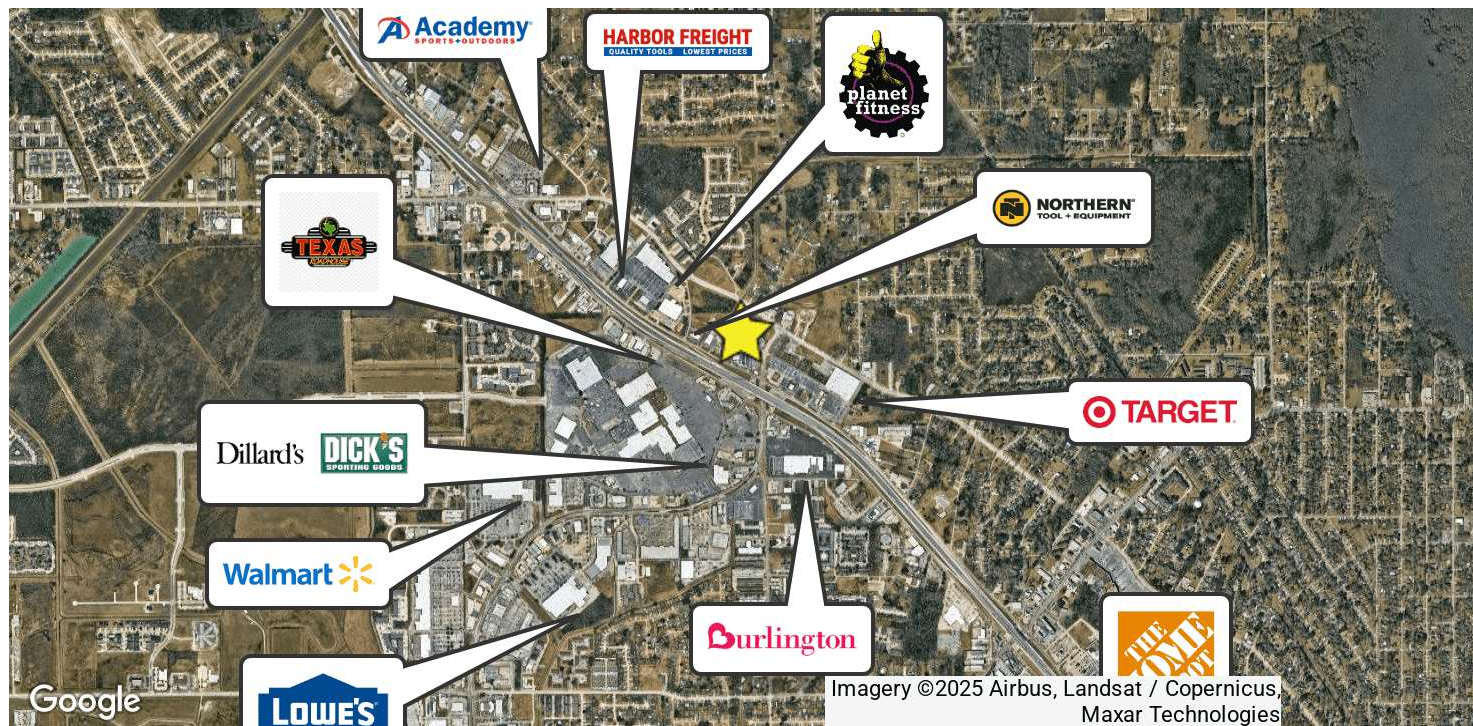


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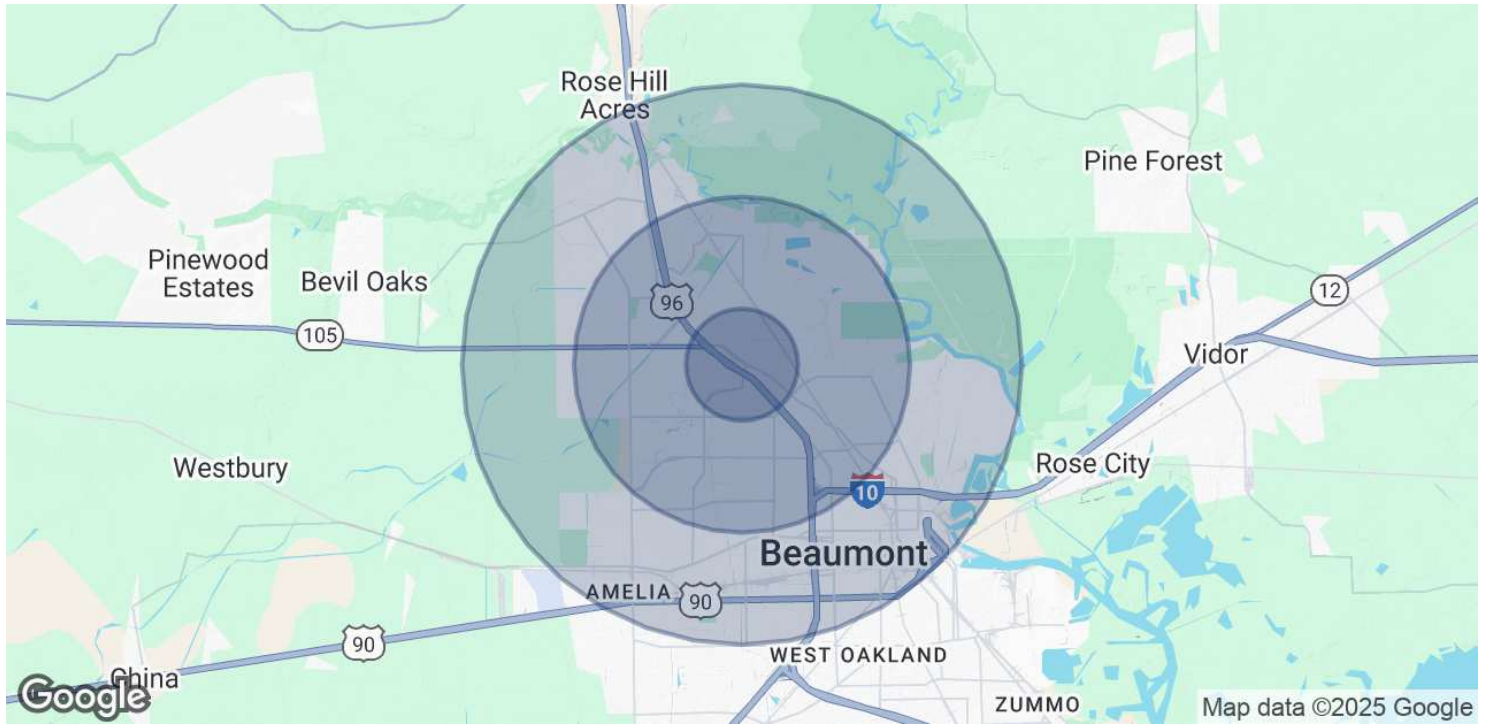
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,843	47,976	81,493
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,610	19,827	33,247
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$71,874	\$92,724	\$87,937
Average House Value	\$246,014	\$230,674	\$211,533

Demographics data derived from AlphaMap

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