



**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.

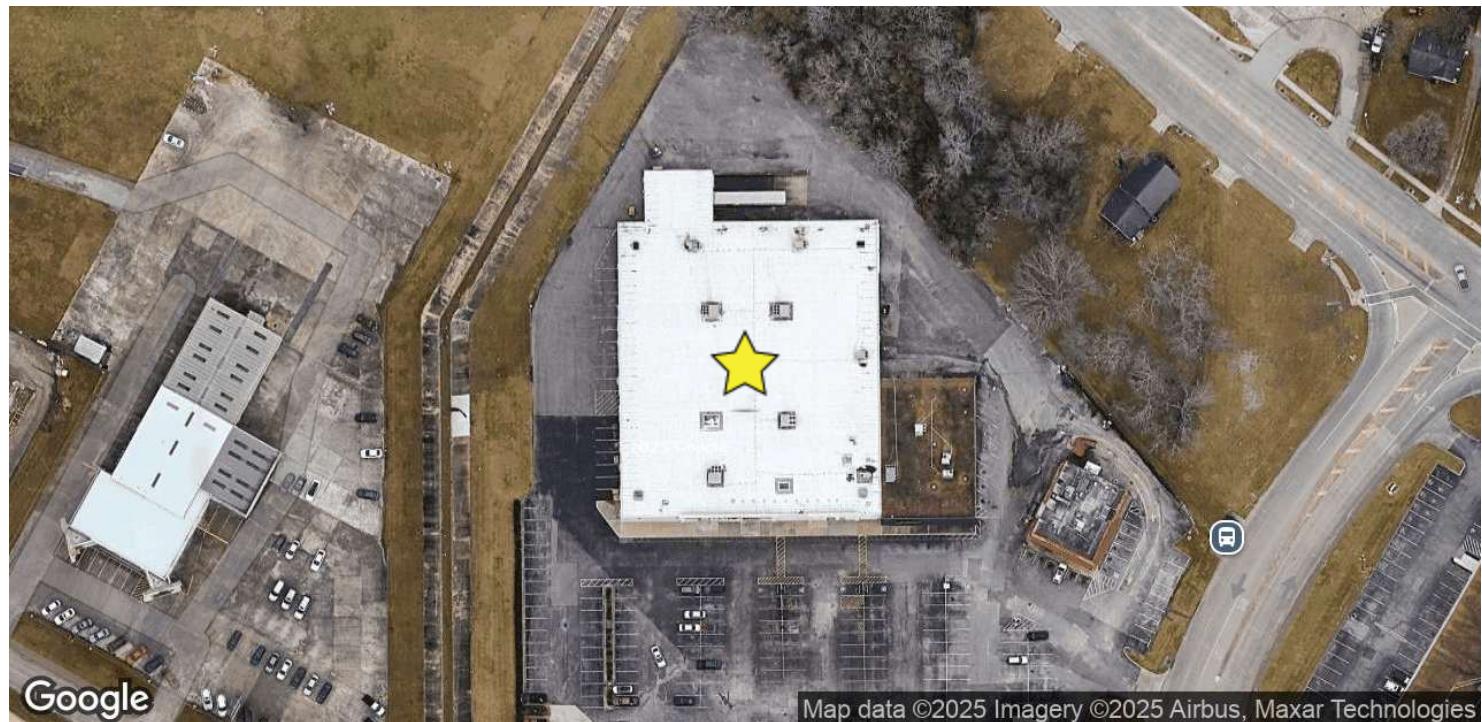
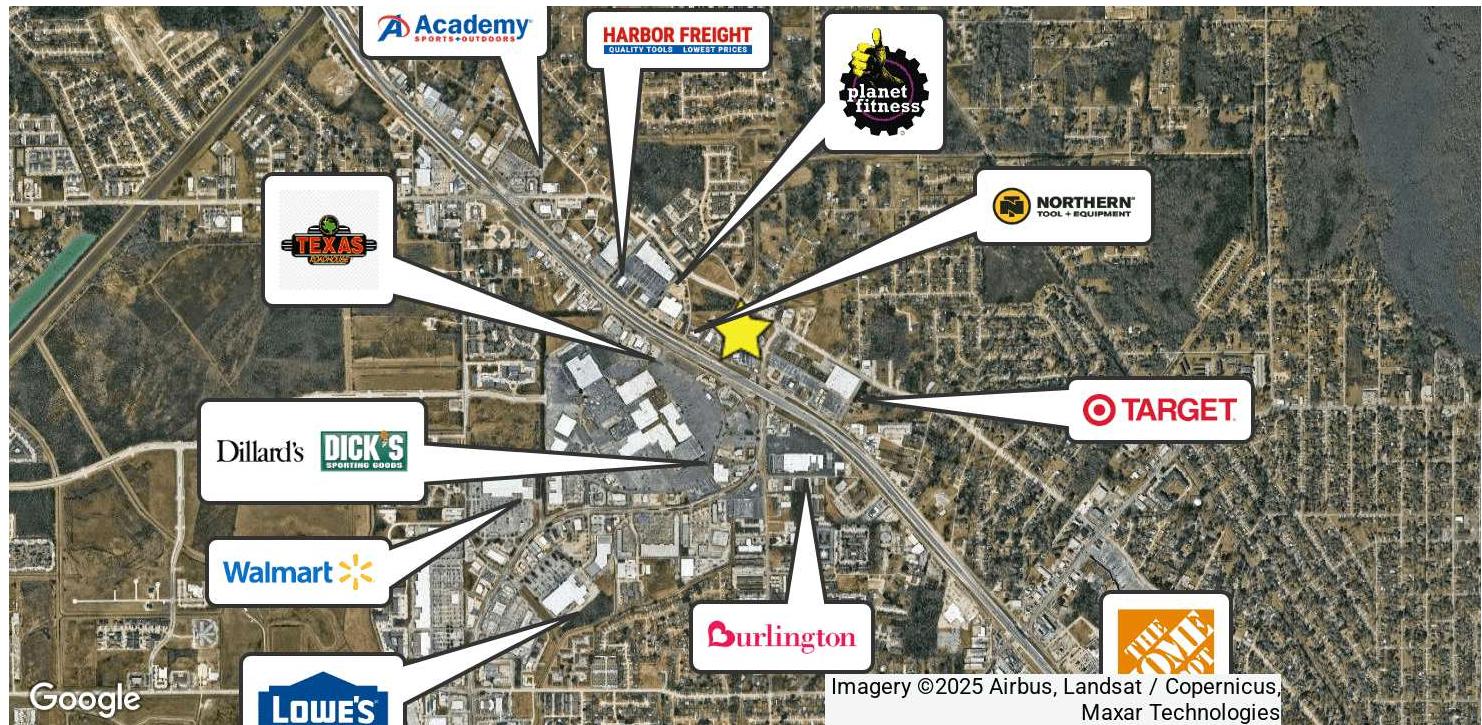


**KIN PROPERTIES**

# 5910 Eastex Fwy Beaumont, TX 77708

BEAUMONT, TX | RETAIL PROPERTY

FOR LEASE | 44,702 SF



**DAVID ROTH**

561.620.9200 x117

[droth@kinproperties.com](mailto:droth@kinproperties.com)

**DAN CORWIN**

561.620.9200 x114

[dcorwin@kinproperties.com](mailto:dcorwin@kinproperties.com)

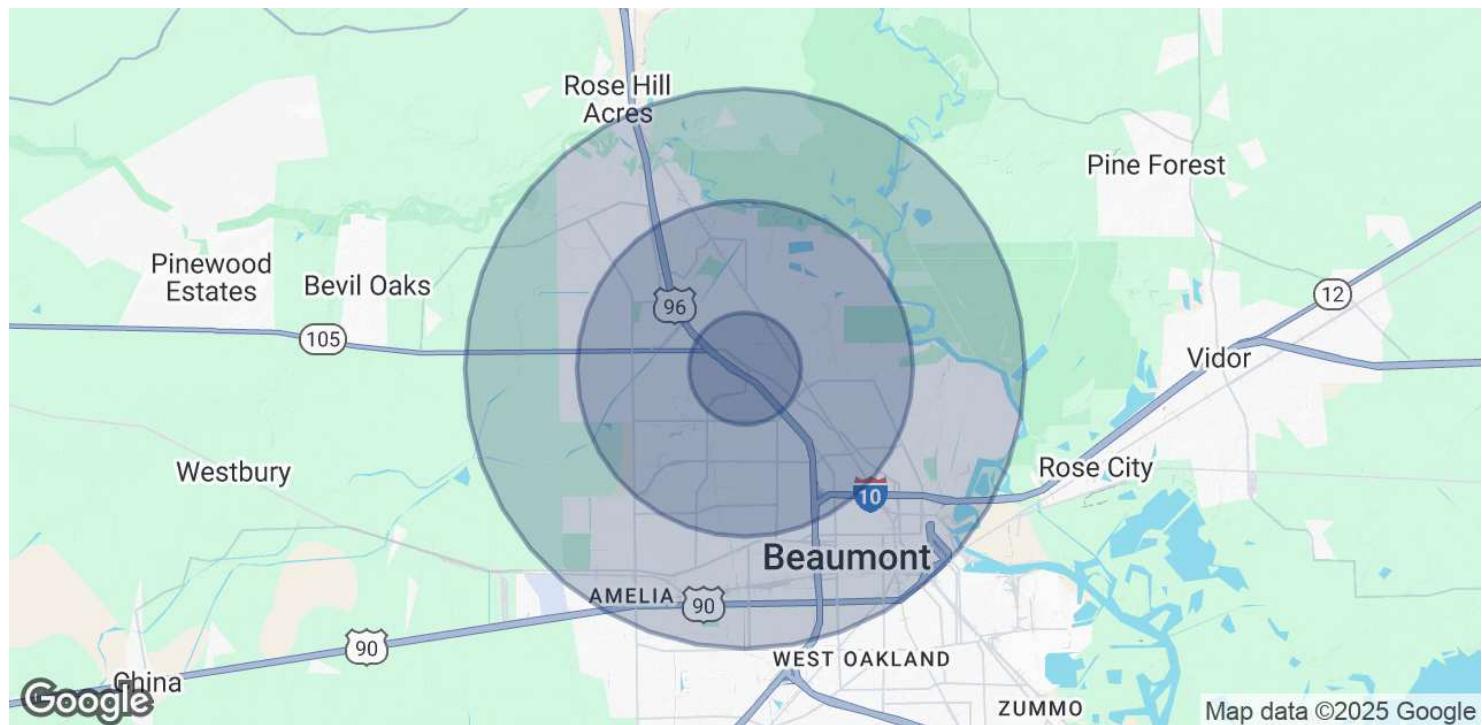


**KIN PROPERTIES**

# 5910 Eastex Fwy Beaumont, TX 77708

BEAUMONT, TX | RETAIL PROPERTY

FOR LEASE | 44,702 SF



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*

**DAVID ROTH**

561.620.9200 x117  
droth@kinproperties.com

**DAN CORWIN**

561.620.9200 x114  
dcorwin@kinproperties.com