



PRICE: \$28.00 SF/YR

BORGATA SHOPPING CENTER

3415 Loop 250, Midland, TX 79707

Trey Dennis
Broker
432.682.2510
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PRICE: \$28.00 SF/YR

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Property Description

Nestled within the vibrant Borgata Shopping Center, a 1,800 SF retail space is available. Boasting excellent visibility and frontage on Loop 250, this location is primed to attract customers, with the added benefit of pylon signage for heightened visibility.

Property Highlights

- Loop 250 TxDOT AADT (Annual Average Daily Traffic 2022): 66,466
- Unique Architecture with High-Quality Finishes
- Pylon Signage Available
- Excellent Visibility
- Center is Anchored by: Little Woodrows, Tea2Go, HotWorx, Jamba Juice, Cyclebar

Offering Summary

Lease Rate:	\$28.00 SF/YR (NNN)
Number of Units:	14
Available SF:	1,800 SF
Lot Size:	5.22 Acres
Building Size:	46,847 SF

Spaces	Lease Rate	Space Size
Building 2 Suite 205	\$28.00 SF/yr	1,800 SF

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BUILDING 2 | SUITE 205 AVAILABLE



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Location Overview

The Borgata Shopping Center in Midland is located at the Southwest corner of Loop 250 and Holiday Hill Road. Positioned to the south of the thriving Northgate subdivision, home to more than 25,000 residents, the shopping center experiences a consistent flow of customers. With four points of access and a signalized intersection, entering and exiting is very accessible.

Google

Map data ©2023 Imagery ©2023, Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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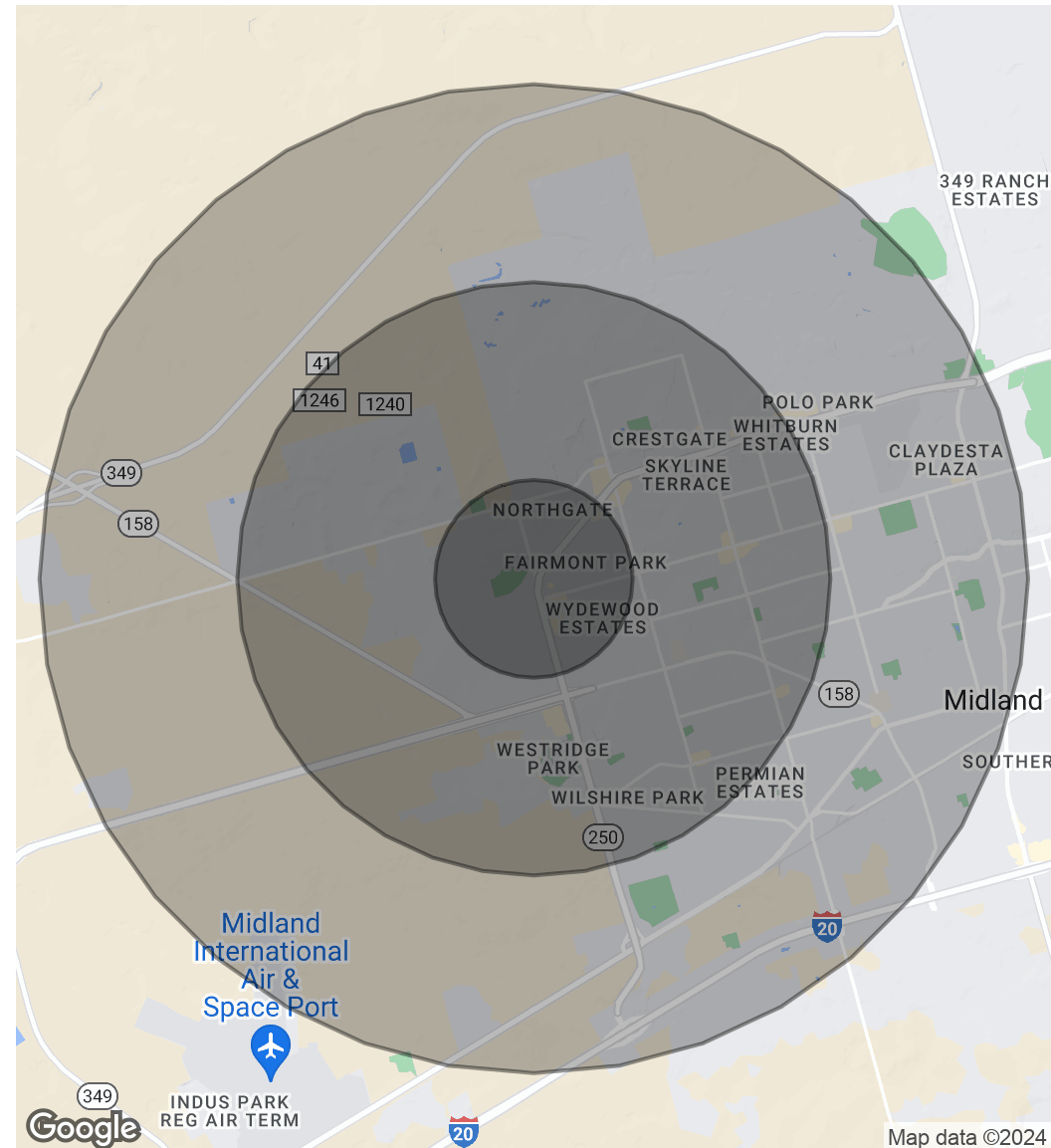
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Population	1 Mile	3 Miles	5 Miles
Total Population	12,232	67,404	110,096
Average Age	32.7	33.3	33.7
Average Age (Male)	33.3	32.6	32.3
Average Age (Female)	32.8	34.0	35.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,733	25,336	40,797
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$109,600	\$119,006	\$115,933
Average House Value	\$254,780	\$258,633	\$256,242

* Demographic data derived from 2020 ACS - US Census



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