

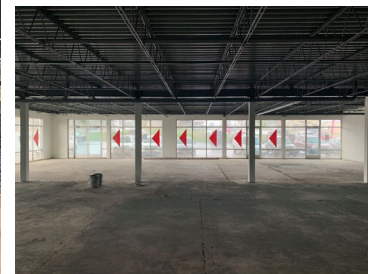
FOR LEASE

3218 North Street - Nacogdoches, TX



**SPACE FEATURES:**

- Commercial Retail Fronting North St
- Mixed Use Property with 92-unit Renovated Apartment Complex Behind
- 1.1 Miles North of SFA Campus
- In Growth Quadrant of Nacogdoches



**FOR MORE INFORMATION PLEASE CONTACT:**

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[www.commercial.cpre.com/properties-lease.php](http://www.commercial.cpre.com/properties-lease.php)

**RENTABLE BUILDING AREA:**  
8,400 SF

- VACANCY: (4,225 SF Contig in Suites 102/3)**
- Suite 5 – 1,692 SF 2nd Gen T-Mobile Store
  - Suite 3 – 1,245 SF 1<sup>st</sup> Gen
  - Suite 2 – 3,025 SF 1<sup>st</sup> Gen
  - Suite 1 – 785 SF 1<sup>st</sup> Gen

**NET RENTAL RATE:**  
\$15.00/SF/YR

**2025 Estimated OPEX:**  
\$4.61/SF/YR

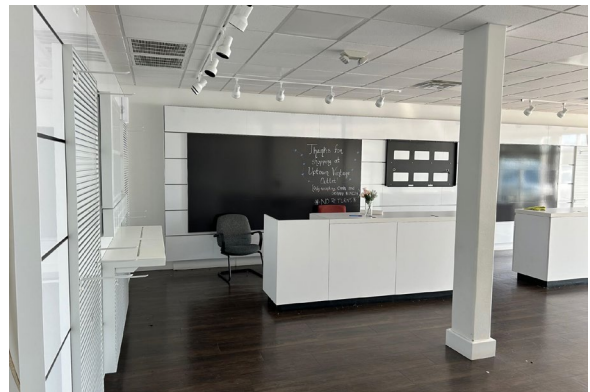
**ALLOWANCE:**  
\$15.00/SF

**TERM:**  
5 Years Minimum

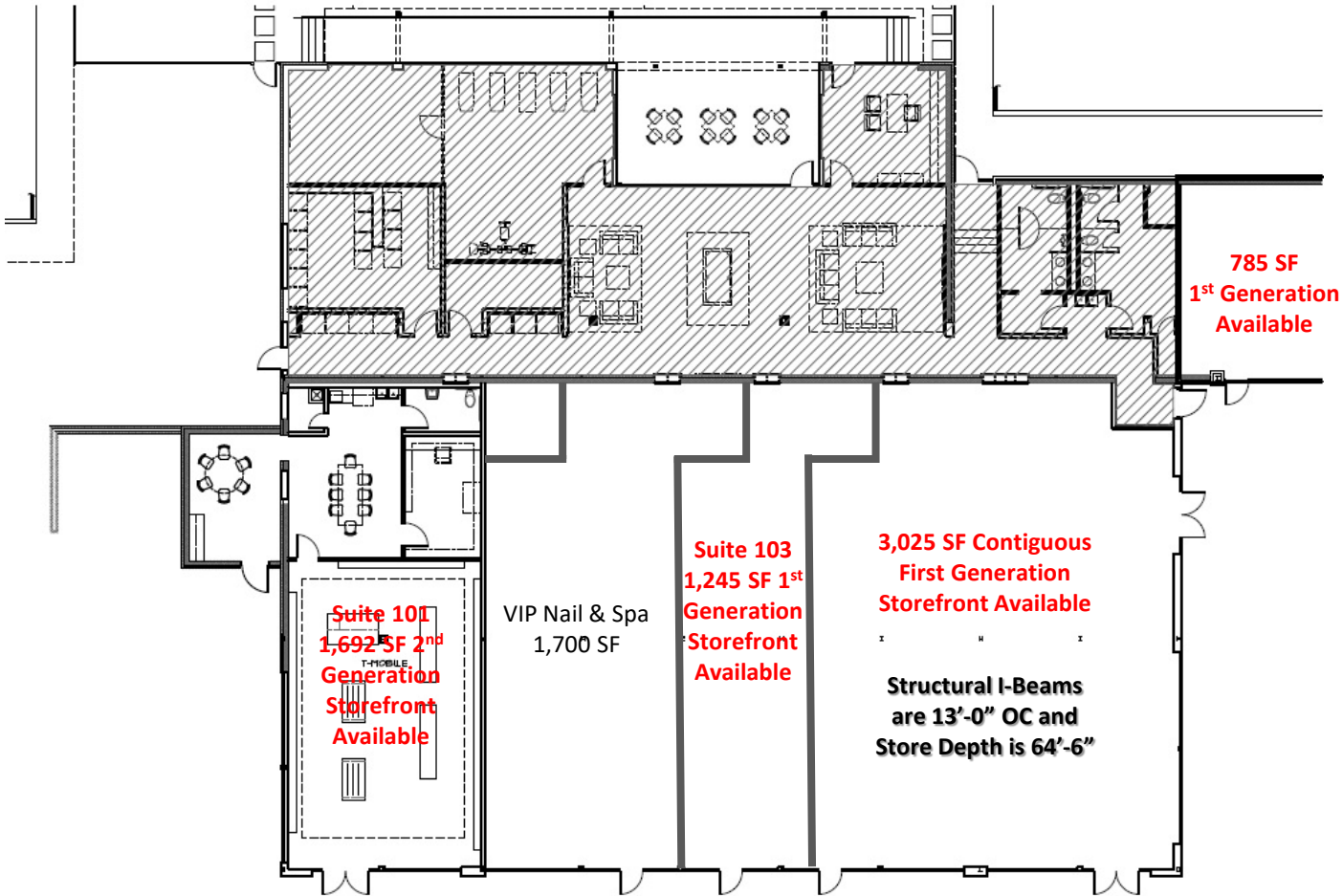
**PARKING:**  
5.6/1,000 SF

**TENANTS IN COMPLEX:**  
VIP Nail & Spa

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3220 North - FLOOR PLAN  
SCALE: 1/8" = 1'-0"