

SPACE FEATURES:

- Second Generation Retail Space with (2) Restrooms and Storage Components
- Situated on North Street Between Downtown Nacogdoches and Stephen F Austin State University (Enrollment of 13,500) just West of the Nacogdoches Memorial Hospital Campus and Medical District



- Layout:
 - > Showroom
 - > Dressing Rooms
 - > Inventory/ Storage
 - > Breakroom
 - > (2) Restrooms

FOR MORE INFORMATION PLEASE CONTACT:

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CPRE Commercial
 3505 North Street
 Nacogdoches, TX 75965
 (936)564-2622

www.commercial.cpre.com/properties-lease.php

PREMISES:

3,400 SF

AVAILABILITY:

Immediate

TERM:

Minimum 24 months

MODIFIED GROSS RENT*:

\$12.00/SF/YR
 (\$3,400.00/month)
 *Inclusive of Base Rent and
 NNNs (Property Taxes,
 Insurance, CAM)

PARKING:

Spaces in Front, South Side
 and Rear of Building

LAYOUT:

Large Showroom with Dressing Rooms in Front of House with Mezzanine Inventory Storage above, Breakroom and (1) Restroom

PROPERTY HIGHLIGHTS

- ✚ On Hard Signalized Corner of North and King Streets
- ✚ Building Fascia Signage Opportunity
- ✚ Parking Front, Side and Rear
- ✚ ~24,000 VPD at Intersection Fronting Property

FOR LEASE

900 North Street - Nacogdoches, TX

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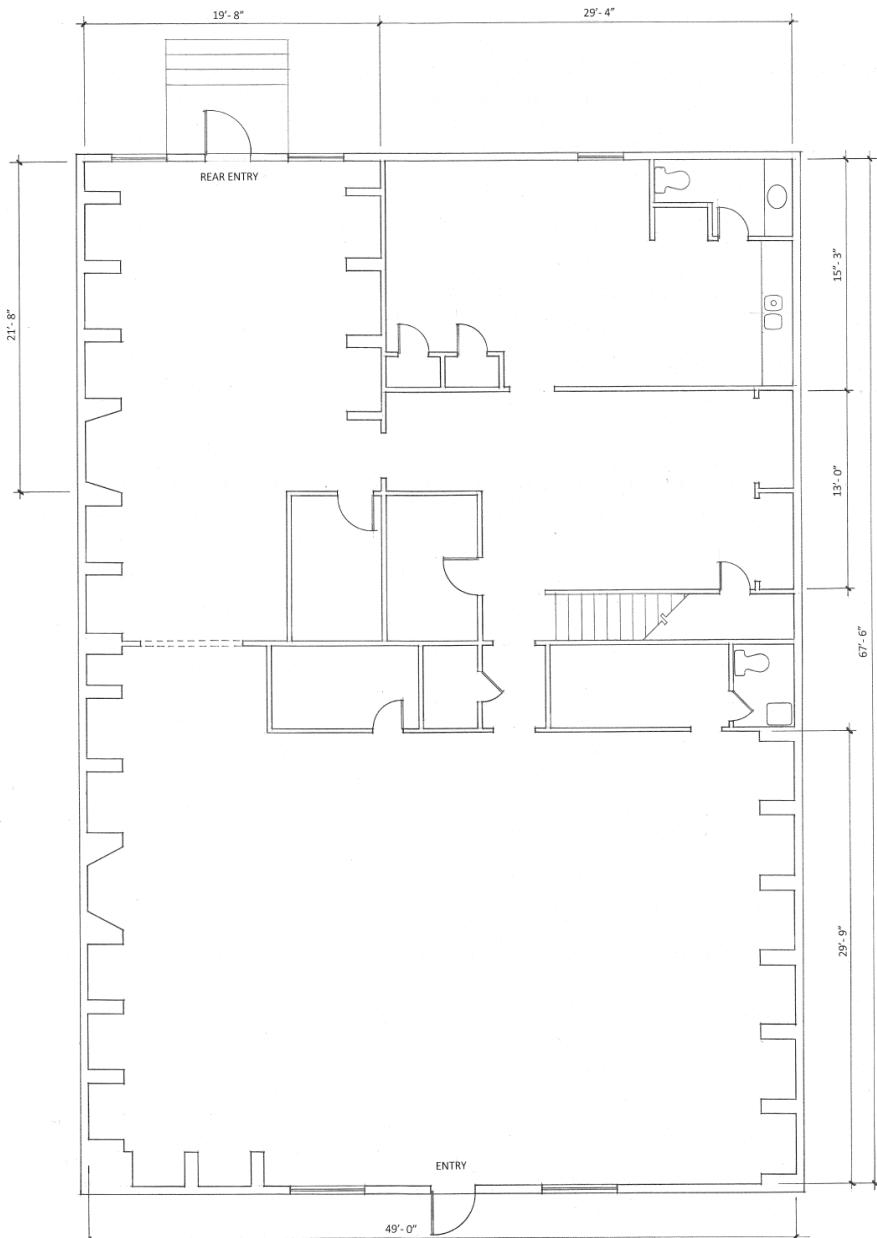
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As-Built Floor Plan

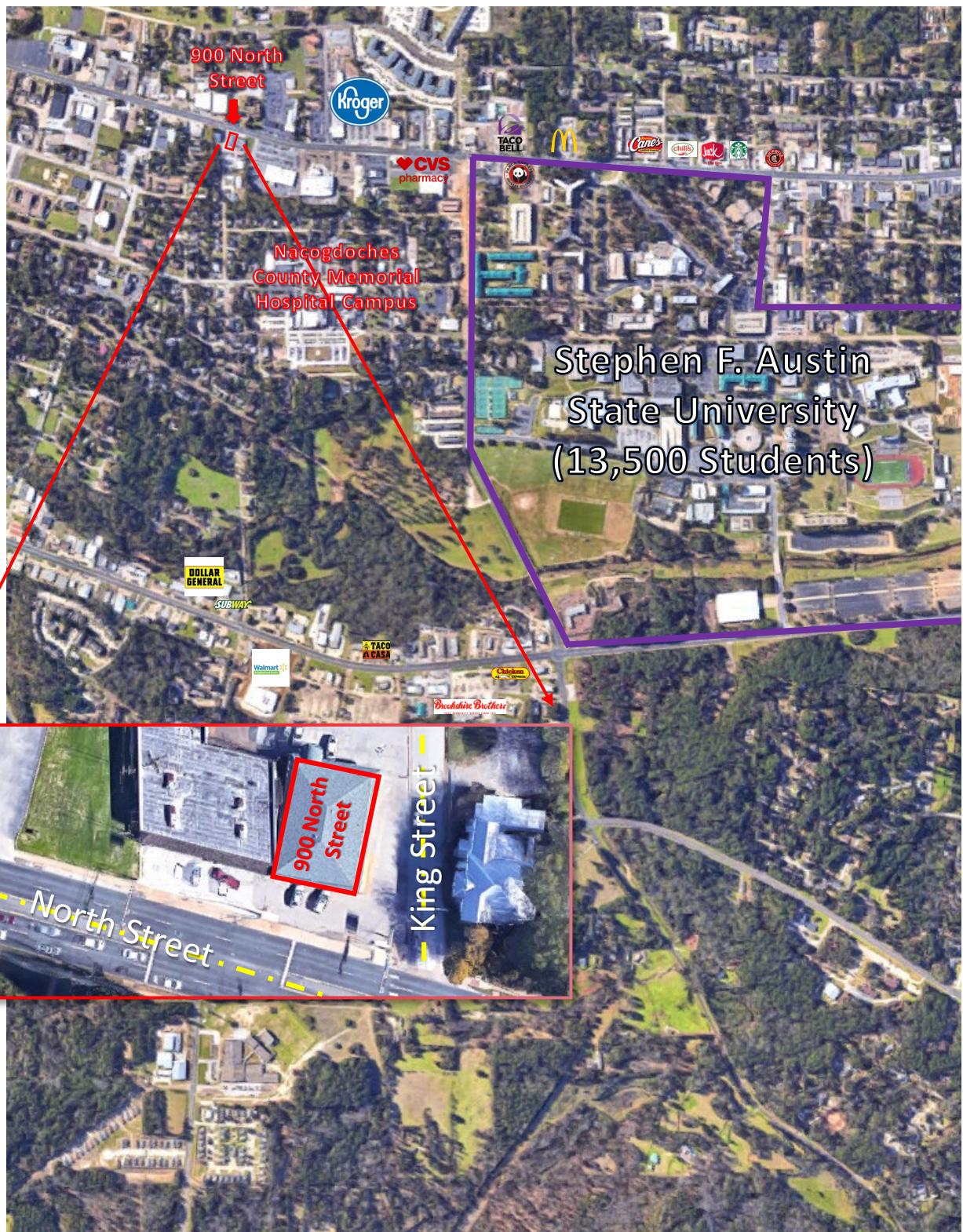


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