

**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

**PREMISES:**

3,400 SF

**AVAILABILITY:**

Immediate

**TERM:**

Minimum 24 months

**LAYOUT:**

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

**FOR MORE  
INFORMATION  
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properties-lease.php](http://www.commercial.cpre.com/properties-lease.php)

**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

**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

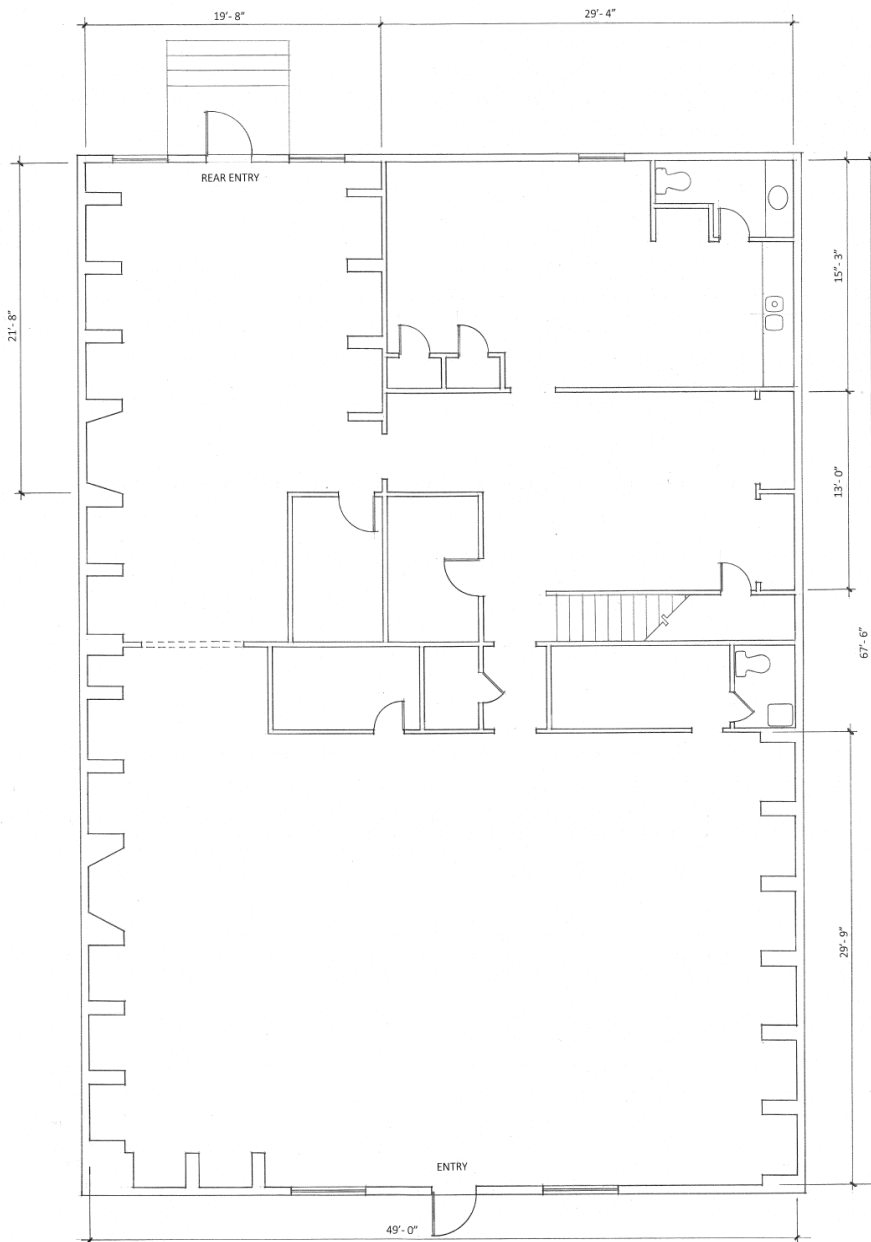
900 North Street - Nacogdoches, TX

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## As-Built Floor Plan

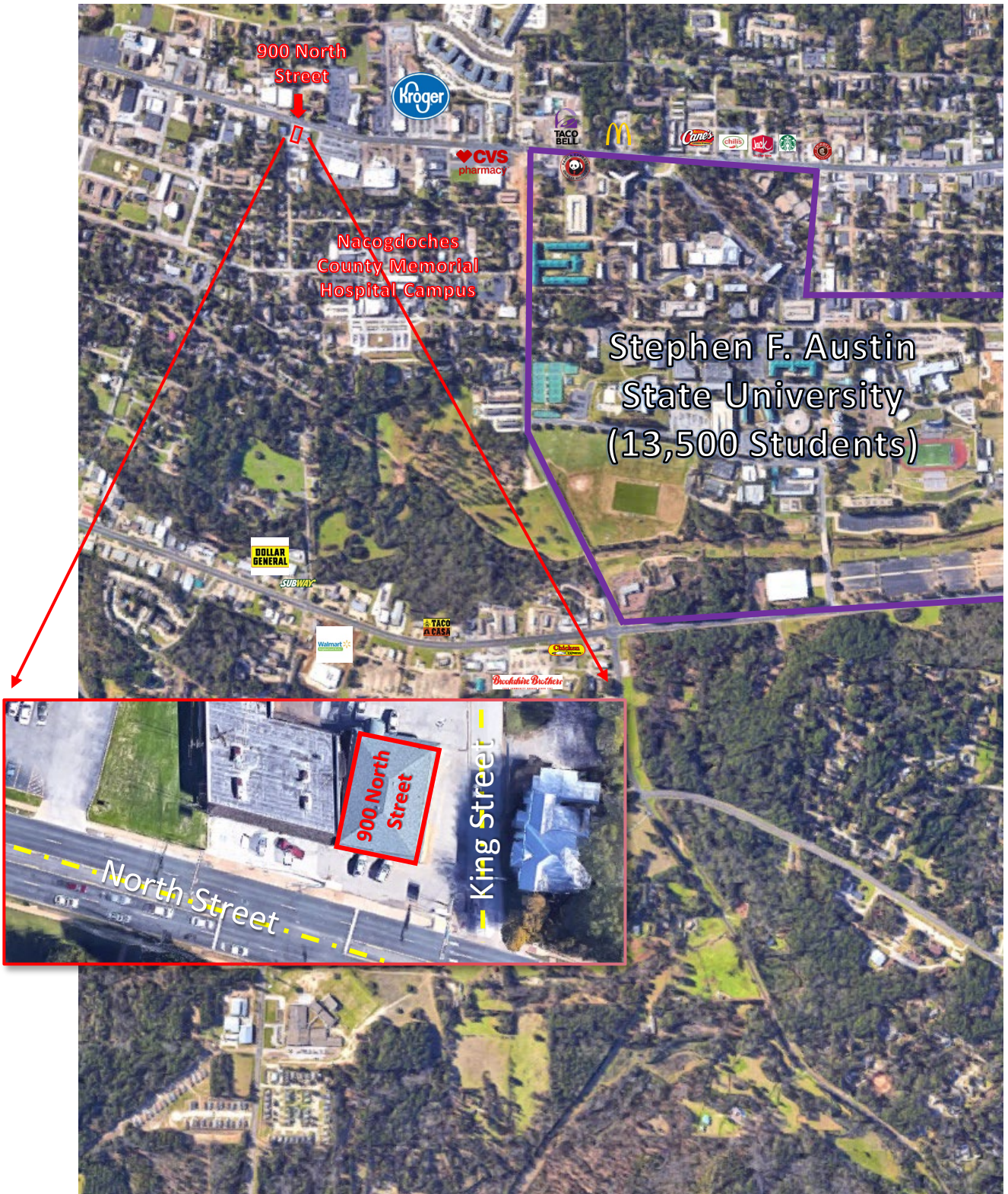




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