



# Mid County Shopping Center

*Nederland, Texas*

## **CORPORATE OFFICE**

350 Pine Street | Suite 800  
Beaumont, TX | 77701  
**P:** (409) 892-0200  
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## **LEASING CONTACT**

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Director of Leasing  
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**AlbaneseCormier**

*albanescormier.com*

# Property Information

# 111,307 SF

### CENTER NAME

Mid County Shopping Center

### LISTING ID

101

### LOCATION

1001 Nederland Avenue  
Nederland, TX | 77627

### PROPERTY HIGHLIGHTS

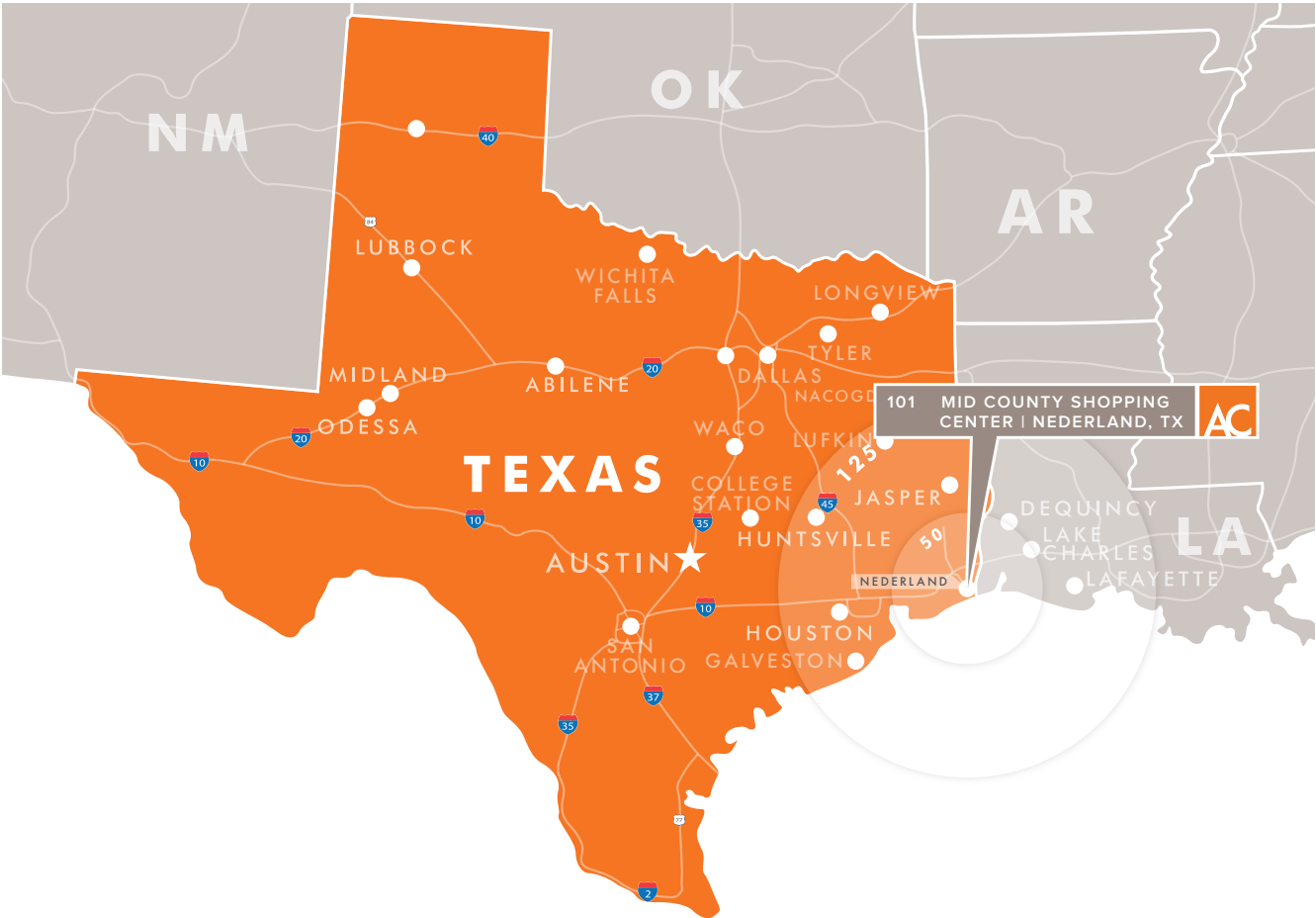
- Traffic Counts: 28,000 VPD
- Population Draw: More than 100,000

### DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	9,921	44,869	66,342
HOUSEHOLDS	4,138	18,665	25,229
AVERAGE HH INCOME	\$73,957	\$80,053	\$76,425
BUSINESSES	469	1,929	2,727

### MAJOR TENANTS

- Dollar General
- Edward Jones
- Exygon Health & Fitness
- Little Caesars
- Smoothie King



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## TENANT LIST

- 1001 | Exygon Health & Fitness 33,986 SF
- 1003 | Seven Stones Day Spa 1,600 SF
- 1005 | Business Health Partners 12,709 SF
- 1007B | Cristobal M. Galindo PC 1,304 SF
- 1007C | C&D Fitness 1,450 SF
- 1011 | Dollar General 12,000 SF
- 1019 | Edward Jones 1,198 SF
- 1021 | Happy Nails 4,014 SF
- 1025 | Fred Miller's Outdoor 3,639 SF
- 1027 | Chaba Thai Bistro 2,000 SF
- 1029 | Little Caesars 2,500 SF
- 1031 | Next Level Urgent Care 3,200 SF
- 1035 | **AVAILABLE 22,963 SF**
- 1039 | La Katrina Mexican Restaurant 4,000 SF
- P1 | Smoothie King 900 SF
- P2 | Jingo Cajun Eatery 1,444 SF
- P3 | Outsource ATM
- P4 | Longhorn Liquor 3,500 SF



## SITE LEGEND

- Available
- Leased
- Leased But Available
- Not A Part (NAP)

This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

409-892-0200 | [ac-us.com](http://ac-us.com)



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