

FOR LEASE

North and Bailey Shopping Center – Nacogdoches, TX

CPRE
COMMERCIAL

SPACE FEATURES:

- Efficient In-Line Storefront in the North and Bailey Shopping Center
- Directly Across North Street from Kroger Grocery Store and Fuel Center
- Great Location for any Retail or Office User Doing Client Facing and Requiring High Visibility



PREMISES:

1218 North St - 780 SF

AVAILABILITY:

Immediate

TERM:

Minimum 60 months

NET RENT:

\$15.00/SF/YR with 2.5% annual escalations

2025 ESTIMATED NNNs:

\$2.50/SF/YR

PARKING:

5.38/1,000 SF Customer Parking with Additional Parking in the Rear of the Property

PROPERTY HIGHLIGHTS:

- + ~190 LF Frontage on North St/BUS US-59
- + Front Building Fascia Signage / Pylon Signage Available

**FOR MORE
INFORMATION
PLEASE CONTACT:**

Jonathan Dunn
713-319-4467
jdunn@cpre.com

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

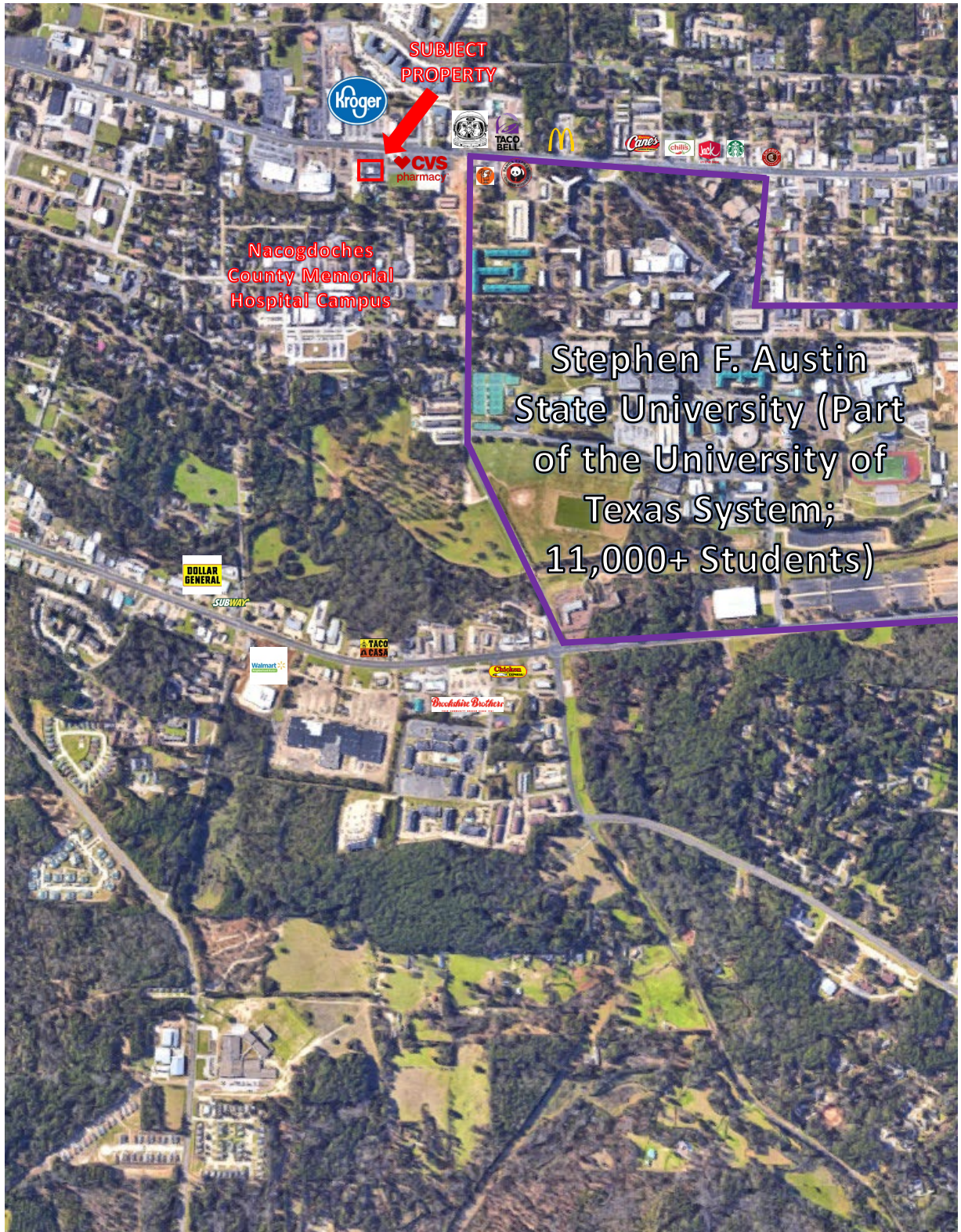
[www.commercial.cpre.com/
properties-lease.php](http://www.commercial.cpre.com/properties-lease.php)

2025 CPRE Commercial This information has been obtained from sources deemed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

FOR LEASE

North and Bailey Shopping Center – Nacogdoches, TX

CPRE
COMMERCIAL



2025 CPRE Commercial This information has been obtained from sources deemed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.