

2300 SF RETAIL SPACE FOR LEASE

3052 N. Eastman | Longview, TX



HAWKINS CROSSING RETAIL CENTER

Samuel Scarborough, CCIM
Scarborough Commercial Real Estate
President/Broker
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THE SPACE

Location	3052 N. Eastman Longview, TX, 75605
County	Gregg
Square Feet	2300
Annual Rent PSF	\$15.00
Lease Type	NNN

HIGHLIGHTS

- Situated in the esteemed Hawkins Crossing Retail Center, located at 3052 N. Eastman Rd, Longview, TX, this retail space of 2300 sf is perfect for retail, showroom, or office use, offering ample space for customization to suit your business needs.
- 426 feet of frontage on Hwy 259 and a traffic count of 24,625 vehicles per day, ensures maximum exposure to passing traffic.
- Conveniently positioned near major highways, enhancing accessibility for both local and out-of-town customers.
- Don't miss out on this rare chance to establish your business in a highly sought-after retail destination surrounded by a mix of commercial and residential areas.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,885	34,766	73,248



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$87,112	\$89,459	\$85,378

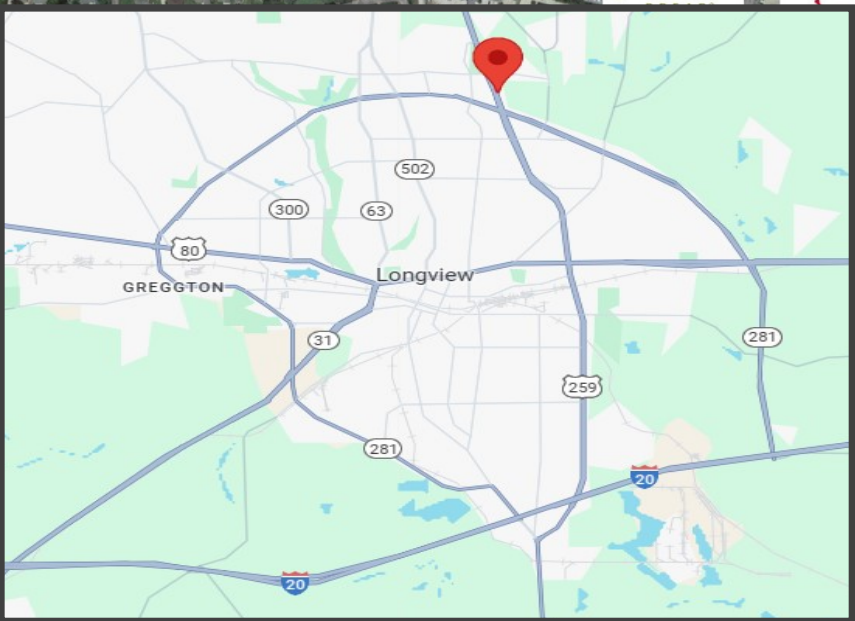
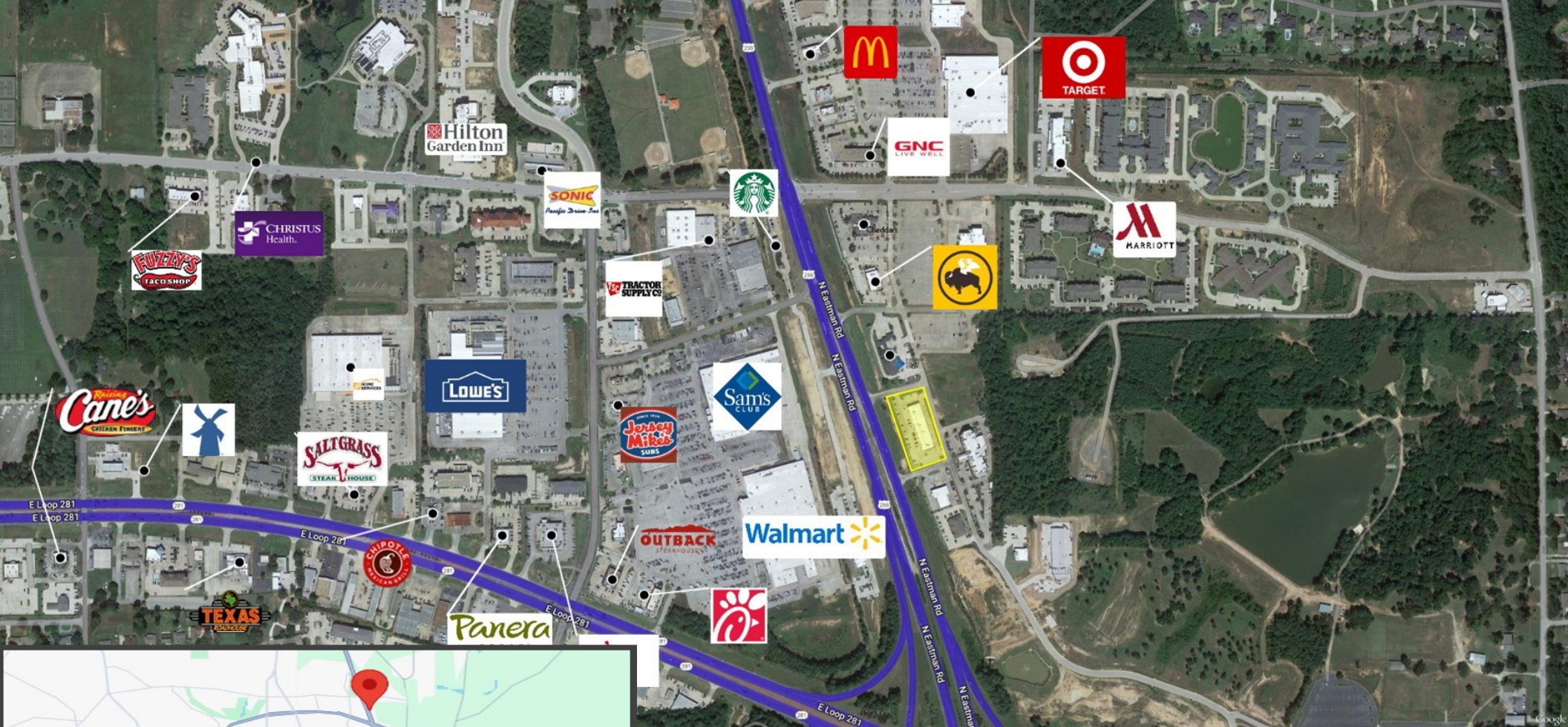


NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,357	15,013	29,624



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Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.