



- **Ample Parking**
- **High visibility**
- **Shopping Center located at the intersection of Broadway and Loop 485**
- **\$12.00/SF/YR+NNN**

Offered Exclusively by:
Beer Wells Real Estate Services-
East Texas, Inc.
P. O. Box 3449
Longview, Texas 75606
www.beerwellseasttexas.com

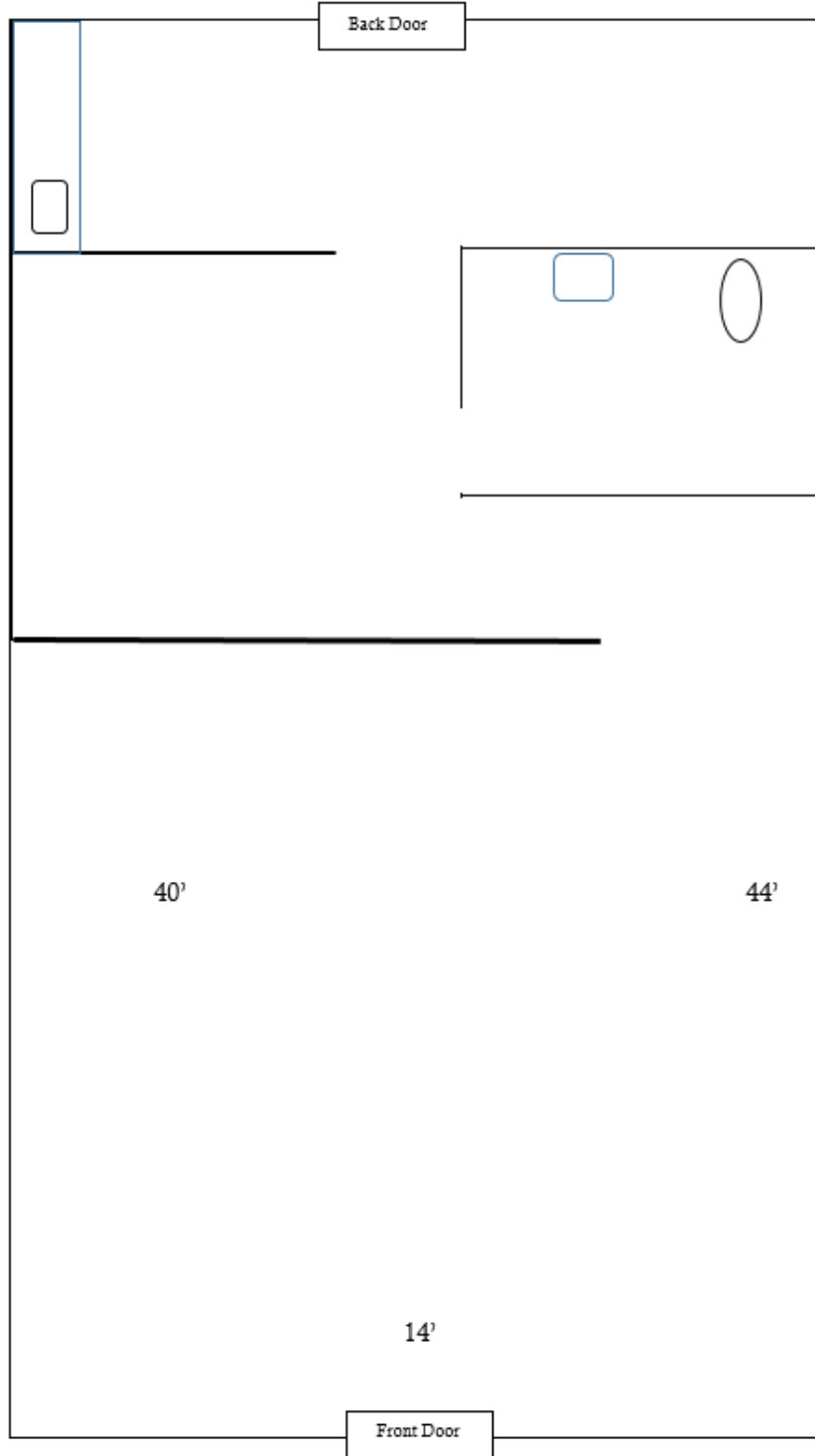
For more information contact:
Walter R. Northcutt
(903) 753-2191
wnorthcutt@beerwellseasttexas.com

PROPERTY INFORMATION

Location:	1400 Broadway Avenue Gladewater, Texas 75647
General Access:	Broadway Avenue Loop 485
Gross Leasable Area:	Approximately 900 Square Feet
Amenities:	High visibility, easy access, excellent signage, ample parking
Zoning:	General Retail

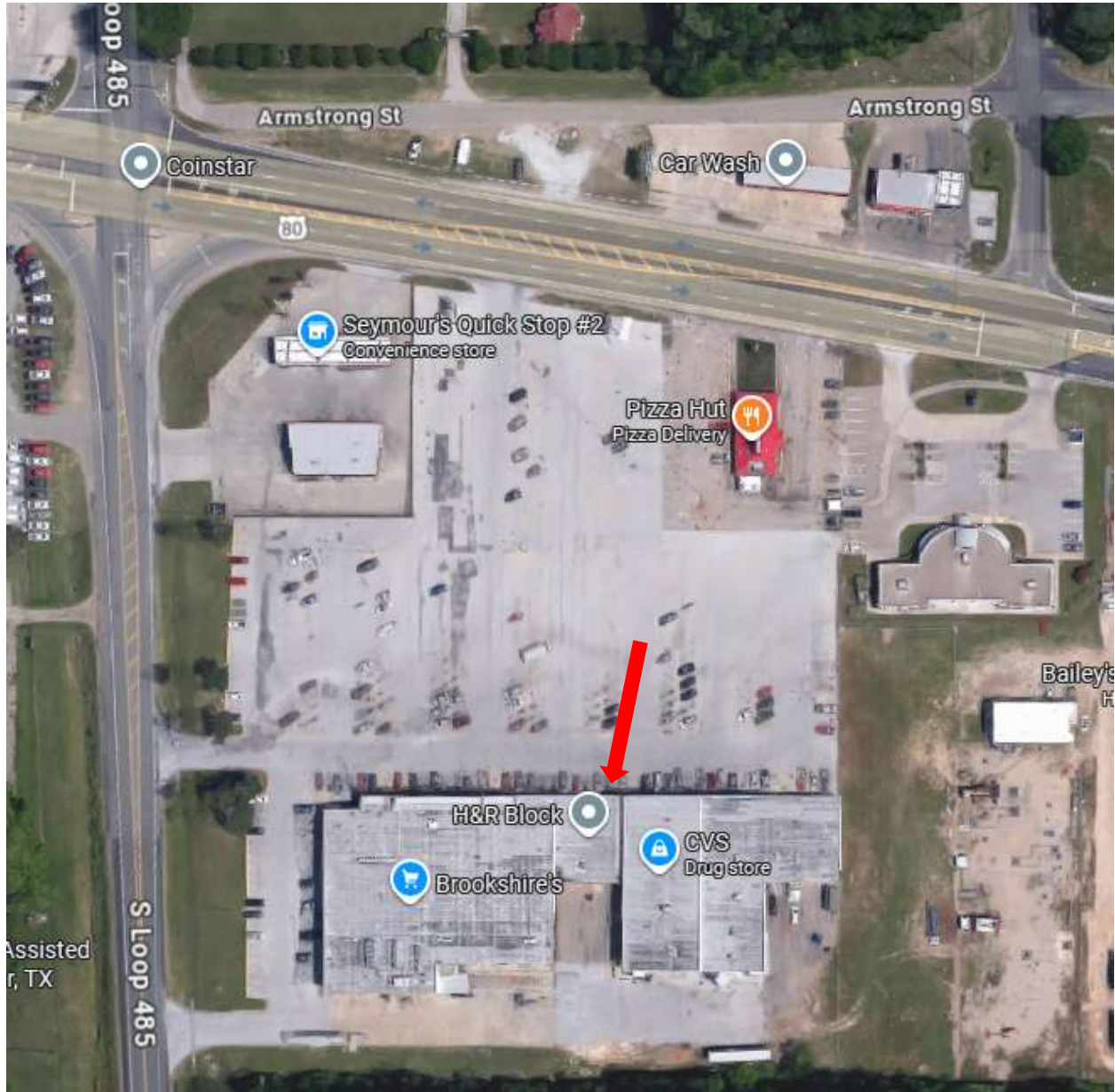
FLOOR PLAN

(Actual Layout May Vary)



**Floor plan represented above contains estimated measurements and is for informational purposes only. The representation is NOT to scale.*

AERIAL



TRAFFIC COUNTS

