Mid County Shopping Center

Nederland, Texas

CORPORATE OFFICE
350 Pine Street | Suite 800
Beaumont, TX | 77701
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LEASING CONTACT
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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
- 22,963 SF Office/Retail Box Available

DEMOGRAPHIC SNAPSHOT (PER COSTAR)

	2 MILE	5 MILES	10 MILES
POPULATION	32,000	82,094	145,815
HOUSEHOLDS	13,254	30,356	53,037
AVERAGE HH INCOME	$90,479	$88,110	$81,431

MAJOR TENANTS

Dollar General
Next Level Urgent Care
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** | **AVAILABLE 1,304 SF**
- **1007C** | C&D Fitness 1,450 SF
- **1011** | Dollar General 12,000 SF
- **1019** | Alliance Safety Council 1,198 SF
- **1021** | Happy Nails 4,014 SF
- **1025** | **AVAILABLE 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** | Lease Pending 8,974 SF
- **1035A** | **AVAILABLE 13,989 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.

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