



THE SHOPS AT 3706



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ABOUT THE PROPERTY

The Shops at 3706 is a 27,655 SF community center perfect for a complementary mix of value retail, restaurant, and service tenants. Located along the robust commercial corridor on Navarro St and surrounded by multiple apartment communities and residential neighborhoods, The Shops at 3706 offers tenants a prime opportunity to succeed. This large, single-story shopping center is located on busy North Navarro Street, which provides exposure to nearly 34,000 daily drivers.

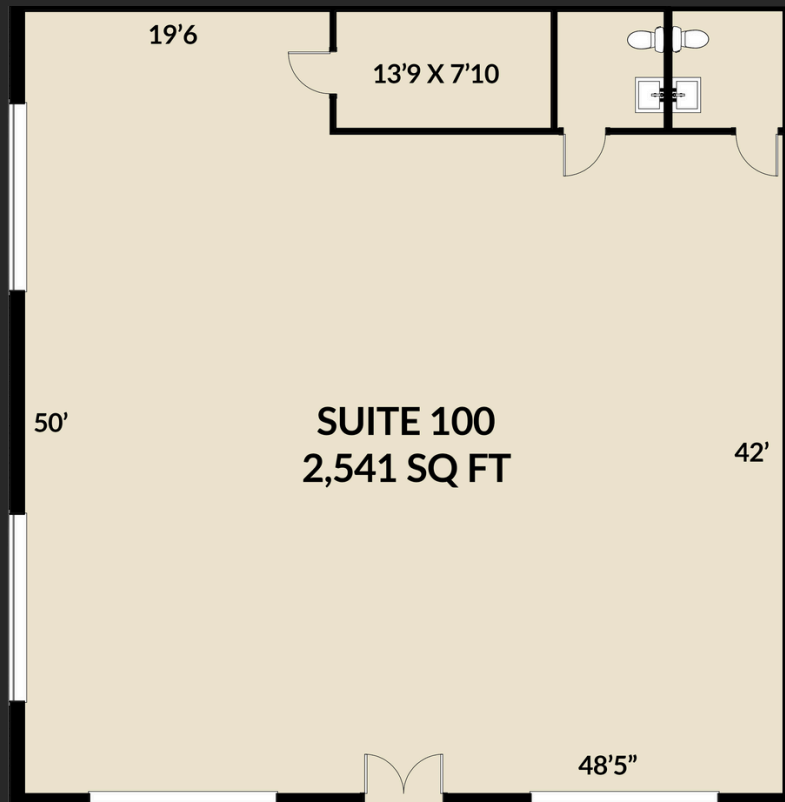
DEMOGRAPHICS

- Traffic Count: 34,241
- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047

\$19/ SF / YR

Suite 100 | 2541 SQFT

Located on busy North Navarro with a daily traffic count of 34,000+ makes this new shopping center a desirable spot for any type of business or office. Suite 100 offers a 2,541 sqft open floor plan with 2 restrooms and an office.

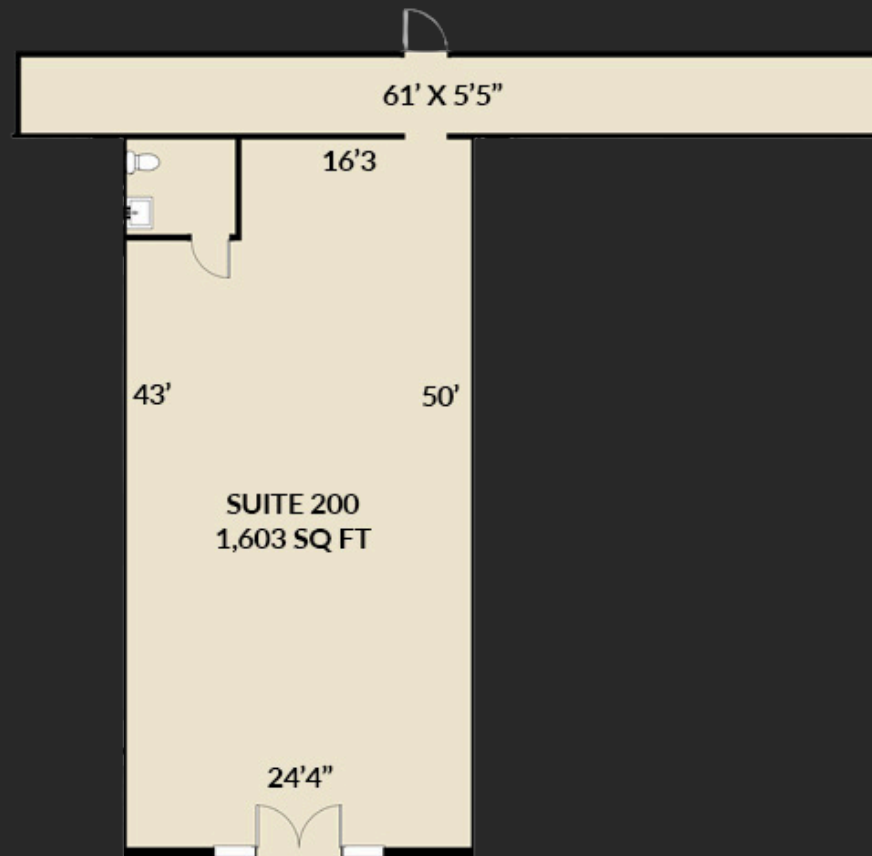




\$17/ SF / YR

Suite 200 | 1603 SQFT

Located on busy North Navarro with a daily traffic count of 34,000+ makes this new shopping center a desirable spot for any type of business or office. Suite 200 offers a 1,603 sqft open floor plan with a bathroom.





\$21/ SF / YR

Suite 300 | 1259 SQFT

Located on busy North Navarro with a daily traffic count of 34,000+ makes this new shopping center a desirable spot for any type of business or office. Suite 300 offers a 1,259 sqft open floor plan with a restroom.



\$19/ SF / YR

Suite 400 | 1509 SQFT

Located on busy North Navarro with a daily traffic count of 34,000+ makes this new shopping center a desirable spot for any type of business or office. Suite 400 offers a 1, 509 sqft open floor plan with a restroom.

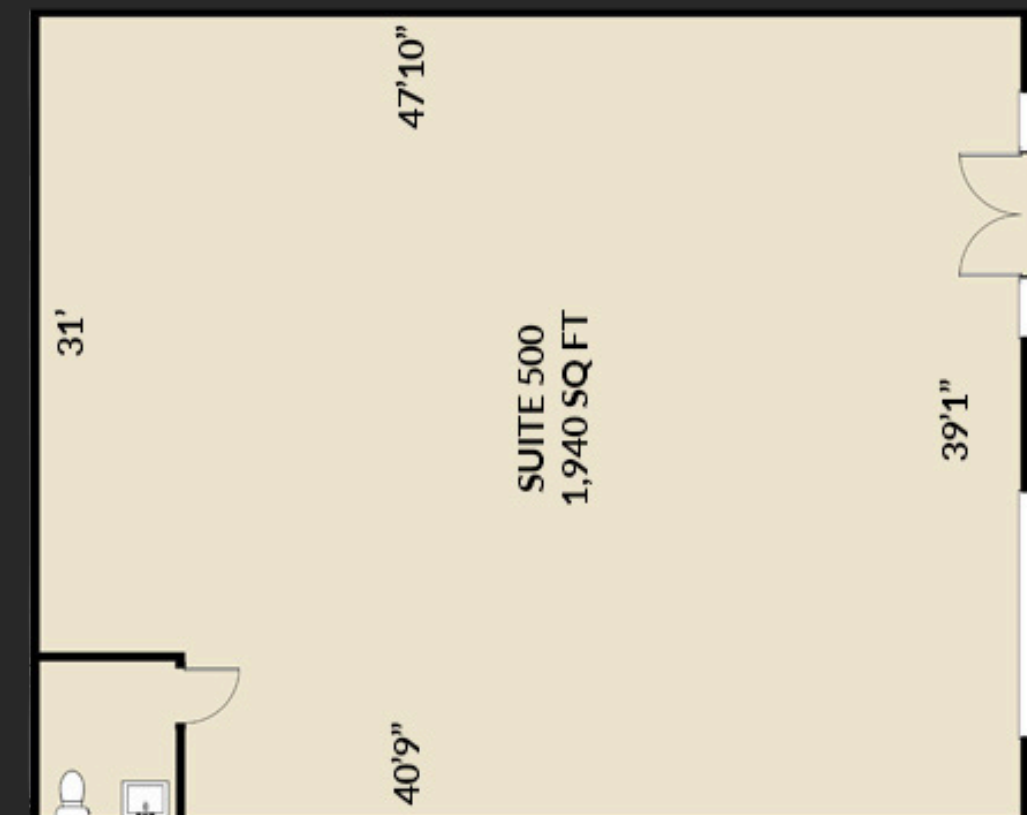




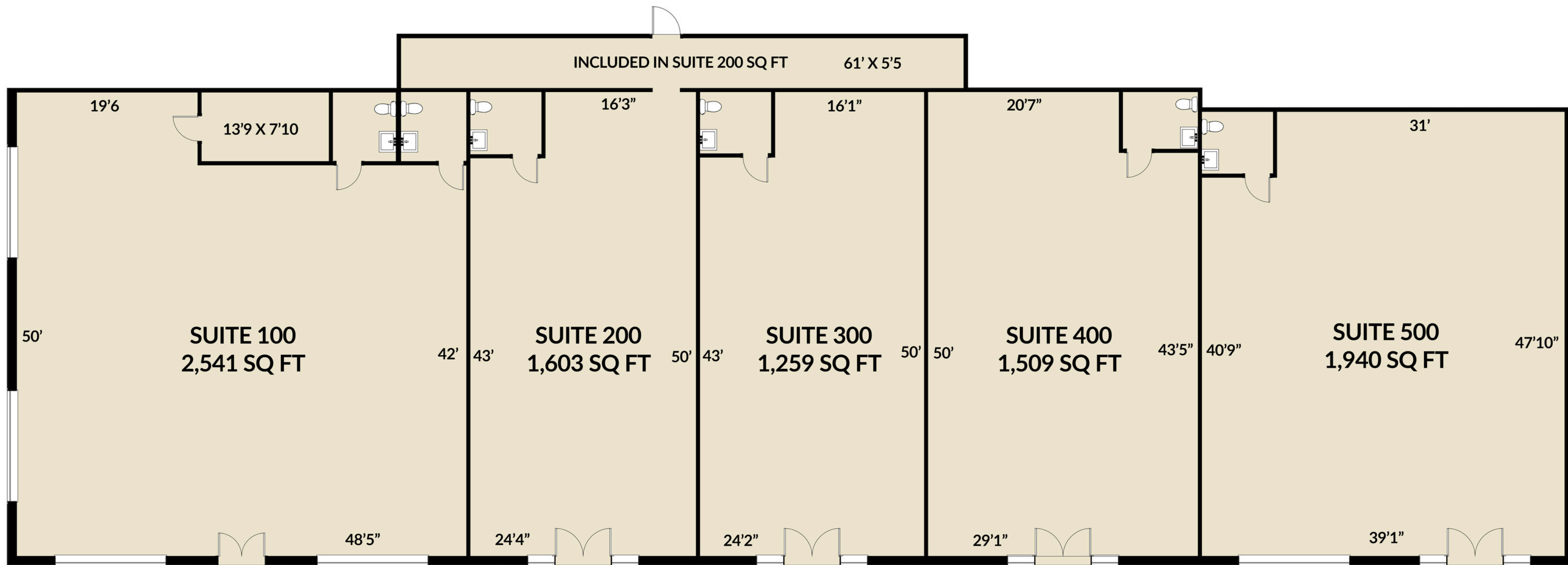
\$17/ SF / YR

Suite 500 | 1940 SQFT

Located on busy North Navarro with a daily traffic count of 34,000+ makes this new shopping center a desirable spot for any type of business or office. Suite 500 offers a 1,940 sqft open floor plan with a restroom.







CONTACT



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