



# Forest Park Plaza

Brazil, Indiana

## CORPORATE OFFICE

350 Pine Street | Suite 800  
Beaumont, TX | 77701  
P: (409) 892-0200  
F: (409) 892-0209

## LEASING CONTACT

Jeff Warwick  
Vice President of Leasing  
(713) 819-8082  
jwarwick@ac-us.com

  
**AlbaneseCormier**<sup>®</sup>  
*albanescormier.com*

# Property Information

# 104,231 SF

## CENTER NAME

Forest Park Plaza

## LISTING ID

2104

## LOCATION

100 Forest Park Plaza  
Brazil, IN | 47834

## PROPERTY HIGHLIGHTS

- Strong national tenant mix
- Great visibility with strong traffic counts

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	6,261	13,118	17,287
HOUSEHOLDS	2,640	5,417	7,101
AVERAGE HH INCOME	\$51,119	\$61,584	\$65,649
BUSINESSES	359	512	612

## MAJOR TENANTS

Anytime Fitness  
CATO  
Cricket Wireless  
Dollar General  
Korger  
Papa John's



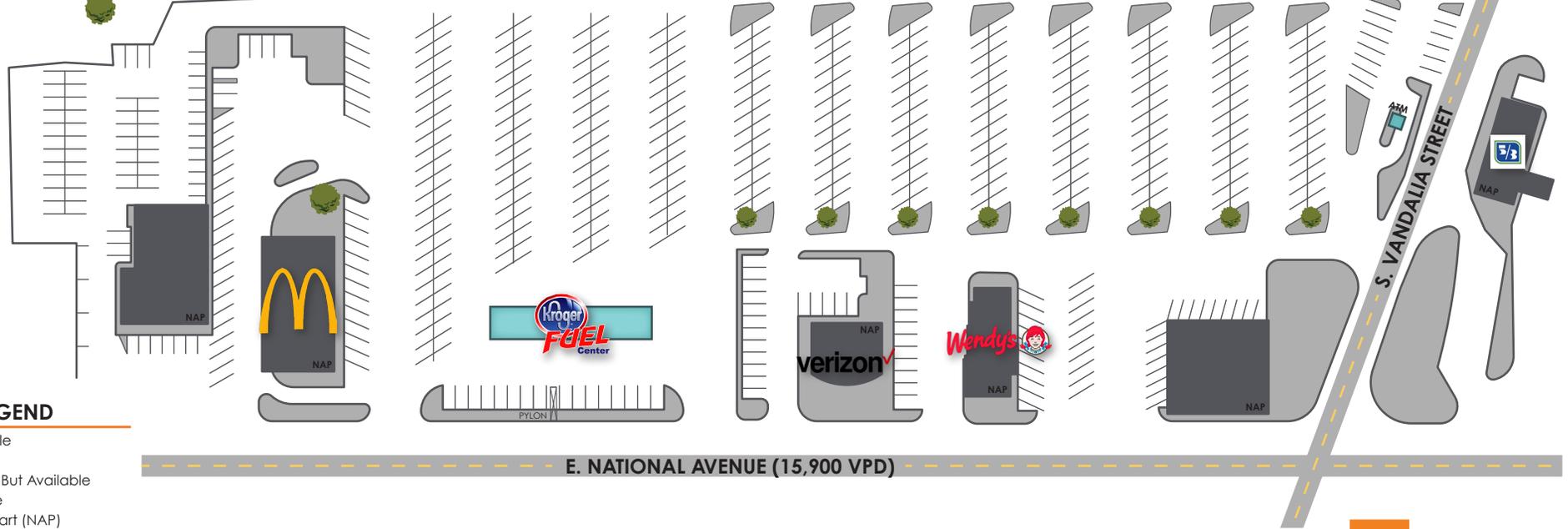
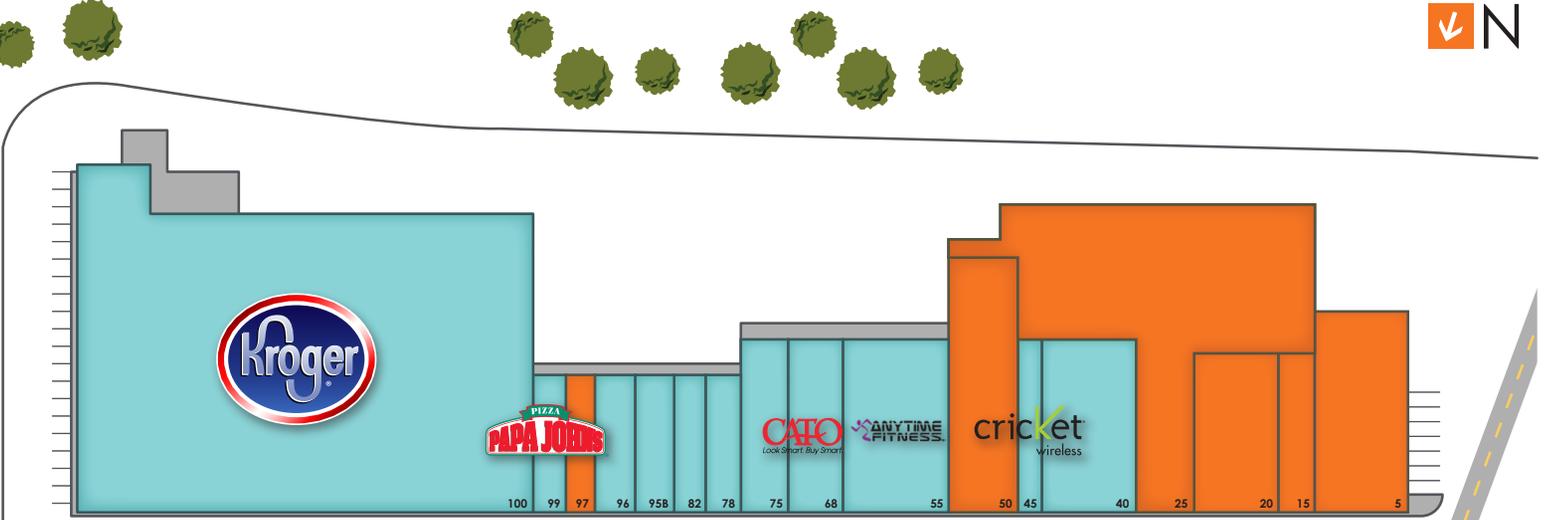
# 2104 | Forest Park Plaza

100 Forest Park Plaza  
Brazil, IN | 47834



## TENANT LIST

- 100 | Kroger 49,808 SF
- 99 | Papa John's 1,600 SF
- 97 | AVAILABLE 1,600 SF
- 96 | US Nails 1,600 SF
- 95B | Sun Factory Tanning 2,400 SF
- 82 | Firendly Tabacco 1,600 SF
- 78 | Shaw Chiropractic 1,600 SF
- 75 | Luxe Salon 3,000 SF
- 68 | CATO 3,500 SF
- 55 | Anytime Fitness 6,500 SF
- 50 | AVAILABLE 5,000 SF
- 45 | Cricket Wireless 1,200 SF
- 40 | Cheng Gong Restaurant 4,440 SF
- 25 | AVAILABLE 17,276 SF
- 20 | AVAILABLE 7,200 SF
- 15 | AVAILABLE 2,383 SF
- 5 | AVAILABLE 6,900 SF



## SITE LEGEND

- Available
- Leased
- Leased But Available
- Pad Site
- 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.

409-892-0200 | ac-us.com

# 2104 | Forest Park Plaza

100 Forest Park Plaza | Brazil, Indiana | 47834



**PAPA JOHN'S**  
Fiestasalons **cricket** **Kroger**  
**DOLLAR GENERAL** **CATO** **ANYTIME FITNESS**

This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference. This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty