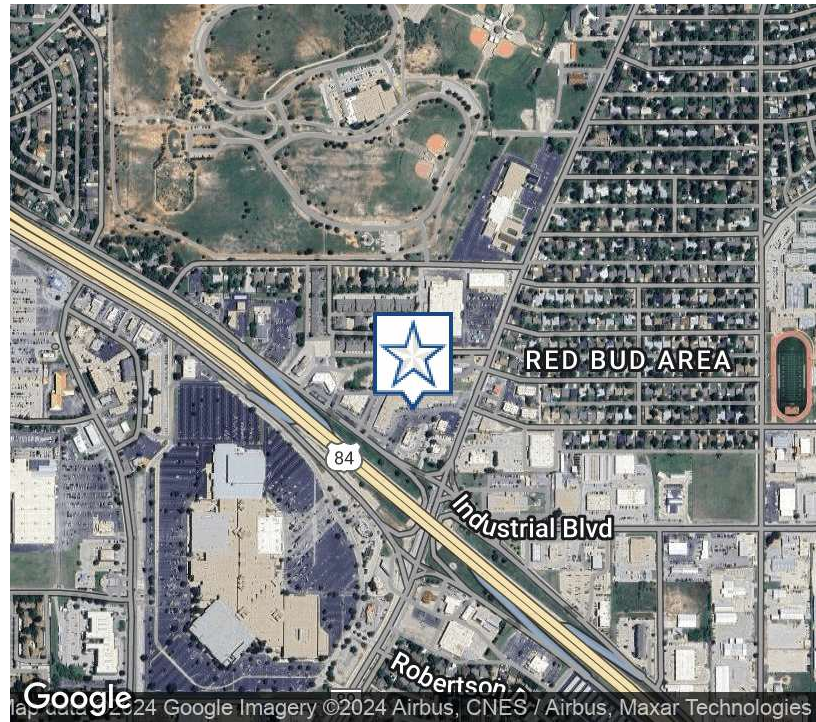


CROSSROADS SHOPPING CENTER

4158 S Danville , Abilene, TX 79605

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Available SF:	1,718 - 6,305 SF
Lease Rate:	\$1.46 SF/month (NNN)
Lot Size:	3.91 Acres
Year Built:	1979
Building Size:	45,079 SF
Renovated:	2019
Zoning:	GC

PROPERTY OVERVIEW

Excellent Retail Location available in South Abilene.

High traffic area with good tenant mix.

1,718 SF - Suite L

2,332 SF - Suite K

For More Information contact Tami Shifflett or Matt Muzechenko.

Tami Shifflett / 325-370-1915 / Tami@PaulJohnsonRealtors.com

Matt Muzechenko / 325-439-1420 / Matt@PaulJohnsonRealtors.com

PROPERTY HIGHLIGHTS

- Retail Locations Available
- Next to Starbucks & Taco Bell
- Excellent Tenant Mix

MATTHEW MUZECHENKO

325.439.1420

matt@pauljohnsonrealtors.com



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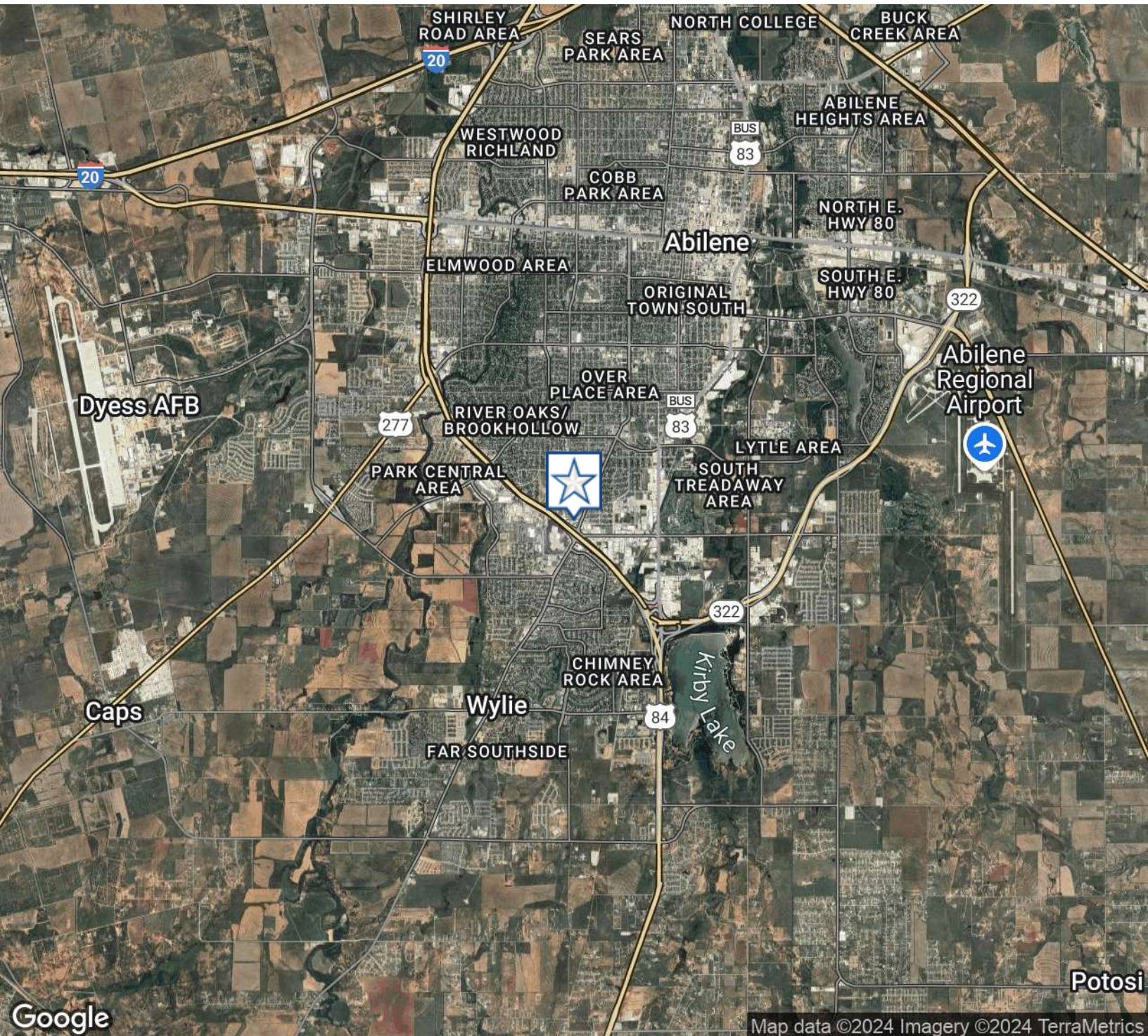
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LOCATION
MAP



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ADDITIONAL
PHOTOS



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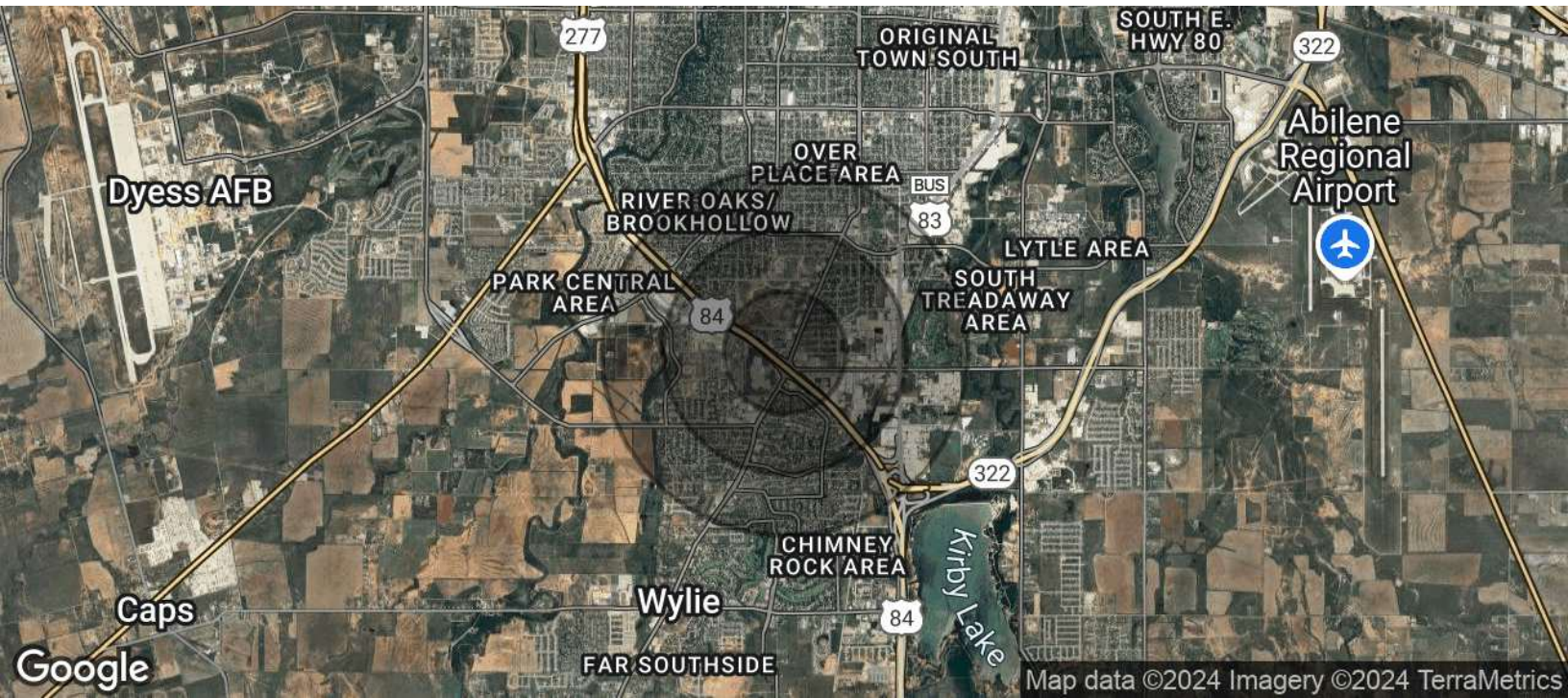


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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,628	9,476	16,644
Average Age	37.2	37.8	37.9
Average Age (Male)	37.9	37.2	36.1
Average Age (Female)	36.2	39.6	40.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	866	4,534	7,599
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$54,374	\$62,337	\$67,456
Average House Value	\$444,653	\$305,310	\$250,792

* Demographic data derived from 2020 ACS - US Census

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LEASE
SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,718 - 6,305 SF	Lease Rate:	\$1.46 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4102 S Danville Suite A	-	1,994 SF	NNN	\$1.92 SF/month	Medical Office / Reception Area / Reception Office / (7) Exam Rooms. Excellent Visibility along Highway 83/84 located next to Anytime Fitness, Taco Bell & Starbucks.
4102 S. Danville Suite I	-	1,978 SF	NNN	\$1.25 SF/month	Former Abilene Eye Care
4102 S Danville Suite J	-	2,255 - 6,305 SF	NNN	\$1.25 SF/month	Retail Location / Large Open Room / Office / Storage Room Excellent Visibility along Highway 83/84 located by Anytime Fitness, Taco Bell & Starbucks.

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LEASE
SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4102 S Danville Suite K	Available	2,332 - 6,305 SF	NNN	\$1.46 SF/month	Medical or Retail / Open Area / (2) Exam Rooms / (1) Office / Kitchen Area / Storage Room Excellent Visibility along Highway 83/84 located by Anytime Fitness, Taco Bell & Starbucks.
4102 S Danville Suite L	Available	1,718 - 6,305 SF	NNN	\$1.46 SF/month	Medical or Retail / Open Area / (2) Exam Rooms / (1) Office / Kitchen Area / Storage Room Excellent Visibility along Highway 83/84 located by Anytime Fitness, Taco Bell & Starbucks.
4102 S Danville Suite T	-	1,136 SF	NNN	\$1.83 SF/month	Retail Location / New Construction / Open Area / Located next to Cricket Wireless & Little Caesars Pizza Excellent Visibility along Highway 83/84 located by Anytime Fitness, Taco Bell & Starbucks.

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