



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

ABILENE SHOPPING CENTER

3550 S. Clack Street, Abilene, TX 79606

JOSH LANGHAM

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**RETAIL PROPERTY
FOR LEASE**

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Retail space available, offering 1500 square feet of versatile floor space. Formerly a Loose-Leaf Tea and drink base, this adaptable location provides the perfect location for your business. With a competitive lease rate starting at \$32.50 per square foot and a negotiable Tenant Improvement Allowance, this space is primed for customization. Anticipate NNN expenses estimated at \$9.25 per square foot with a 3% cap on controllable CAM expenses. Secure your business's future with an initial lease term of 5-10 years and available options, with 3% annual increases.

PROPERTY HIGHLIGHTS

- > - Shadow anchored by Burlington and Academy Sports for prime visibility
- > - Promotes crossover shopping with a diverse range of national tenants
- > - Features large pylon signs for unparalleled exposure
- > - Adjacent to newly built Panera Bread for added convenience

OFFERING SUMMARY	
Lease Rate:	\$32.50 SF/yr (NNN)
Number of Units:	7
Available SF:	1,500 SF
Lot Size:	1.52 Acres
Building Size:	14,233 SF
NOI:	\$463,755.75
Cap Rate:	6.18%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,260	22,746	40,381
Total Population	8,962	53,732	102,245

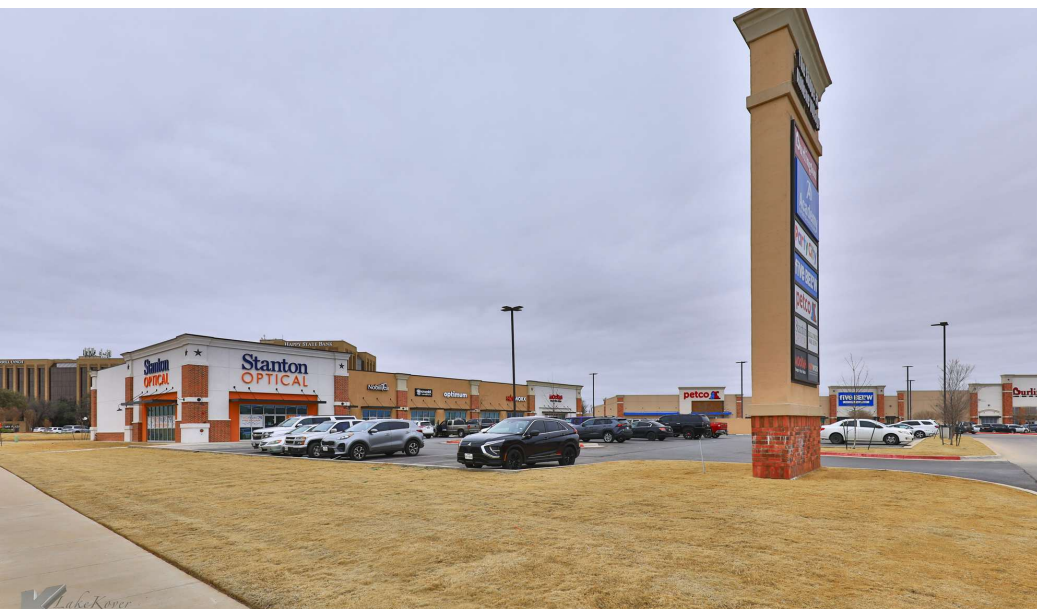
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ADDITIONAL PHOTOS



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ABILENE RETAILER MAP



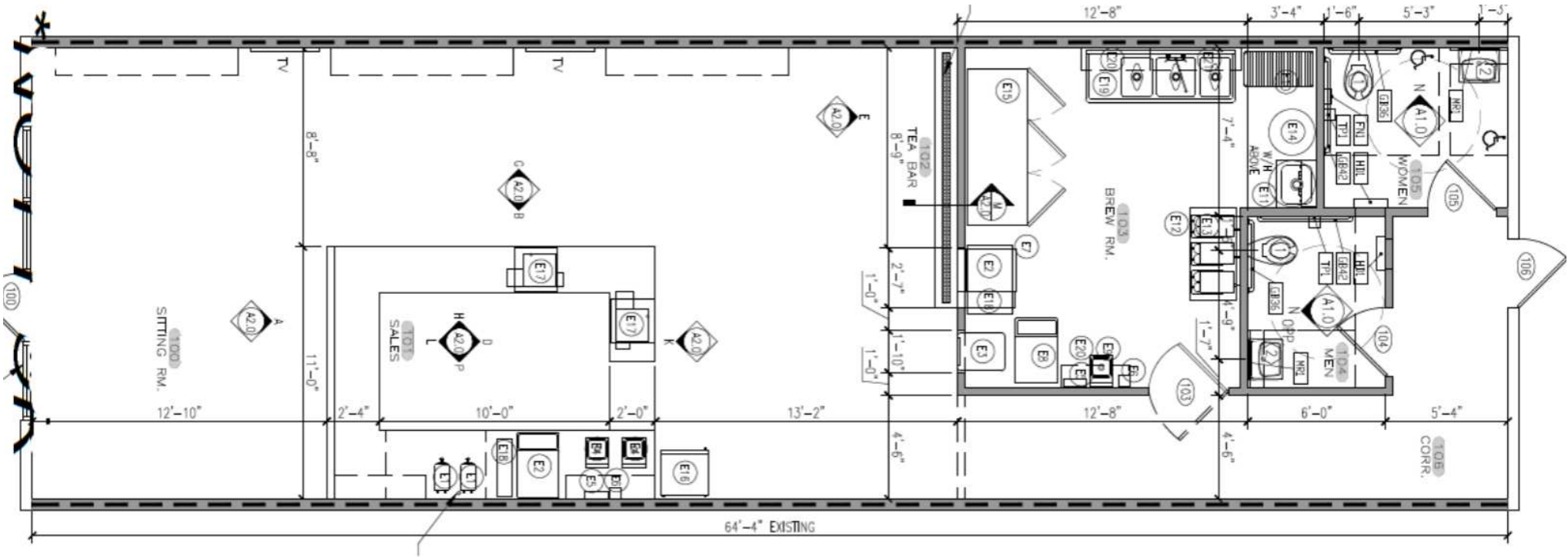
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RETAIL PROPERTY
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PLANS



LEASE INFORMATION

Lease Type:	NNN- Estimates of \$9.25 SF/yr	Lease Term:	120 months
Total Space:	1,500 SF	Lease Rate:	\$32.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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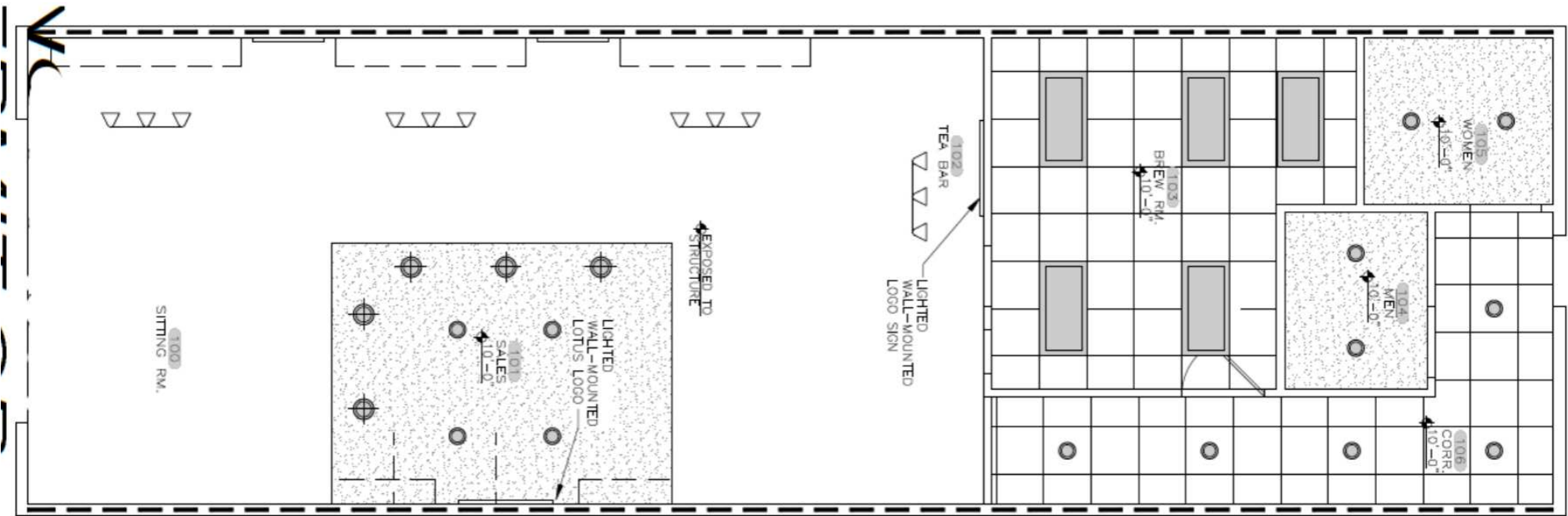
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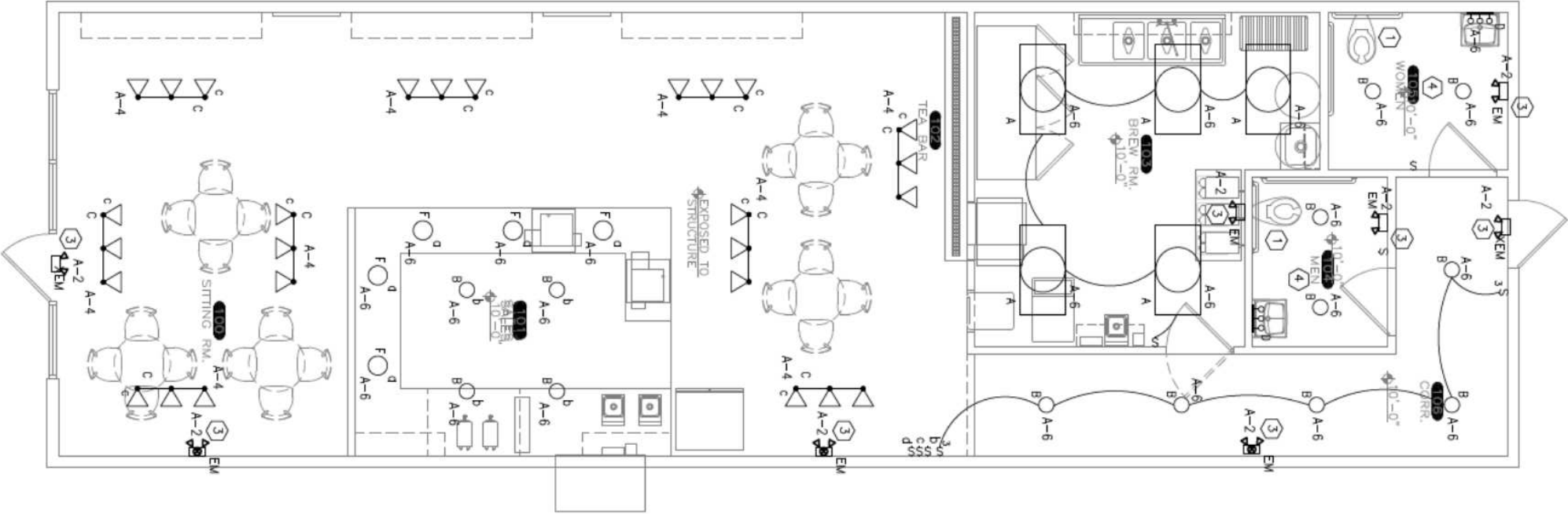
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 3568	Stanton Optical	3,400 SF	NNN	Undisclosed
Suite 3564	Hollywood Nail	1,206 SF	NNN	Undisclosed
Suite 3562	Available	1,500 SF	NNN	\$32.50 SF/yr
Suite 3560	Crumbl Cookie	1,500 SF	NNN	Undisclosed
Suite 3556	Altice	1,321 - 2,331 SF	NNN	Undisclosed
Suite 3554	Hotworx	2,184 - 4,505 SF	NNN	Undisclosed
Suite 3550	Mooyah Burger	2,112 - 10,769 SF	NNN	Undisclosed

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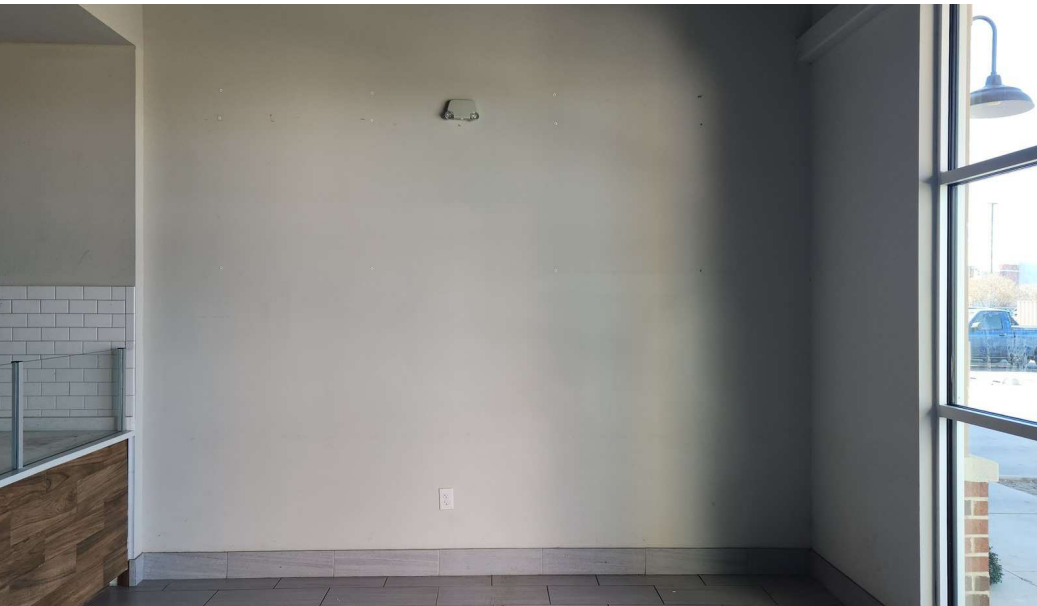
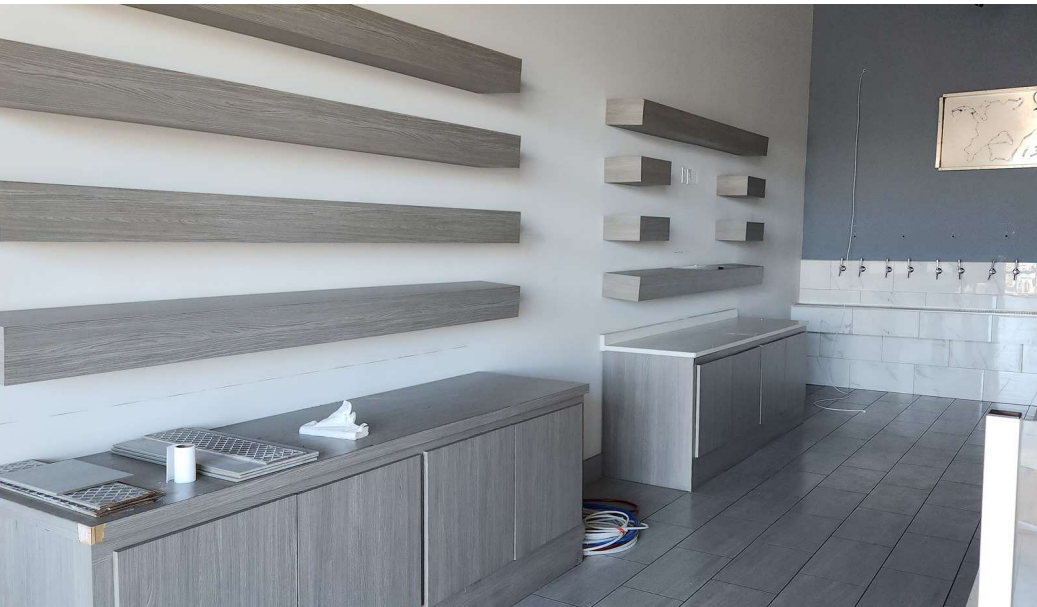
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