

EXYGÖN

HEALTH AND FITNESS CLUB

West Park Marketplace Phase One

Beaumont, Texas

CORPORATE OFFICE

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Beaumont, TX | 77701
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LEASING CONTACT

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AlbaneseCormier
albanesecormier.com

Property Information

101,911 SF

CENTER NAME

West Park Marketplace *Phase One*

LISTING ID

110

LOCATION

6450 Phelan Boulevard
Beaumont, TX | 77706

PROPERTY HIGHLIGHTS

- Traffic Counts: 22,000 VPD (Dowlen Road)
- Prominent location on busy 4-way signaled intersection
- 10,150 SF Contiguous Space Available
- QSR Pad Sites Available
- Premier Lifestyle Center

DEMOGRAPHIC SNAPSHOT

	2 MILE	5 MILES	10 MILES
POPULATION	28,333	100,538	139,014
HOUSEHOLDS	11,382	40,313	52,607
AVERAGE HH INCOME	\$98,815	\$76,906	\$78,066

MAJOR TENANTS

- Burger King
- Dunkin' Donuts/Baskin-Robbins
- Exygon Health & Fitness
- Mathnasium
- Smoothie King
- Subway
- Talbots
- Toasted Yolk
- Taco Bell
- Marco's Pizza
- Moreau PT
- Hallmark



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TENANT LIST

- 426 | Cha Cha Cafe 1,800 SF
- 420 | Mathnasium 1,221 SF
- 414 | Yellow Rose 1,397 SF
- 414A | Marcos Pizza 1,618 SF
- 408 | Talbots 4,090 SF
- 6474 | **AVAILABLE 1,510 SF**
- 6466 | Qdoba 2,580 SF
- 6470 | Baptist Physician Network 6,010 SF
- 6460 | Puppy Love 3,681 SF
- 6450 | Exygon Health & Fitness 32,956 SF
- 6440 | Florida Tans 3,000 SF
- 6438 | Moreau Physical Therapy 3,500 SF
- 6434 | Chaba Thai Bistro 4,479 SF
- 6430A | KP Stylin 1,560 SF
- 6430B | Hallmark 5,024 SF
- 6426 | TicTac Nails 2,000 SF
- 6420 | JW's Patio 5,700 SF
- 6458 | Subway 1,030 SF
- 6456 | Potbelly 1,470 SF
- 6432 | Popeye's 2,173 SF
- 6392 | Dunkin Donuts/Baskin-Robbins 2,322 SF
- 6475 | Charleys Cheesesteaks 1,728 SF
- 6465 | Smoothie King 672 SF
- 6435 | Toasted Yolk 5,328 SF
- 6425 | Burger King 3,169 SF
- 6365 | Taco Bell 1,908 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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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.

