



- **Ample Parking**
- **High Visibility**
- **Shopping Center located at the intersection of Broadway/Loop 485**
- **\$8.00/SF/YR+NNN**



Offered Exclusively by:
Beer Wells Real Estate Services-
East Texas, Inc.
PO Box 3449
Longview, Texas 75606
www.beerwellseattexas.com

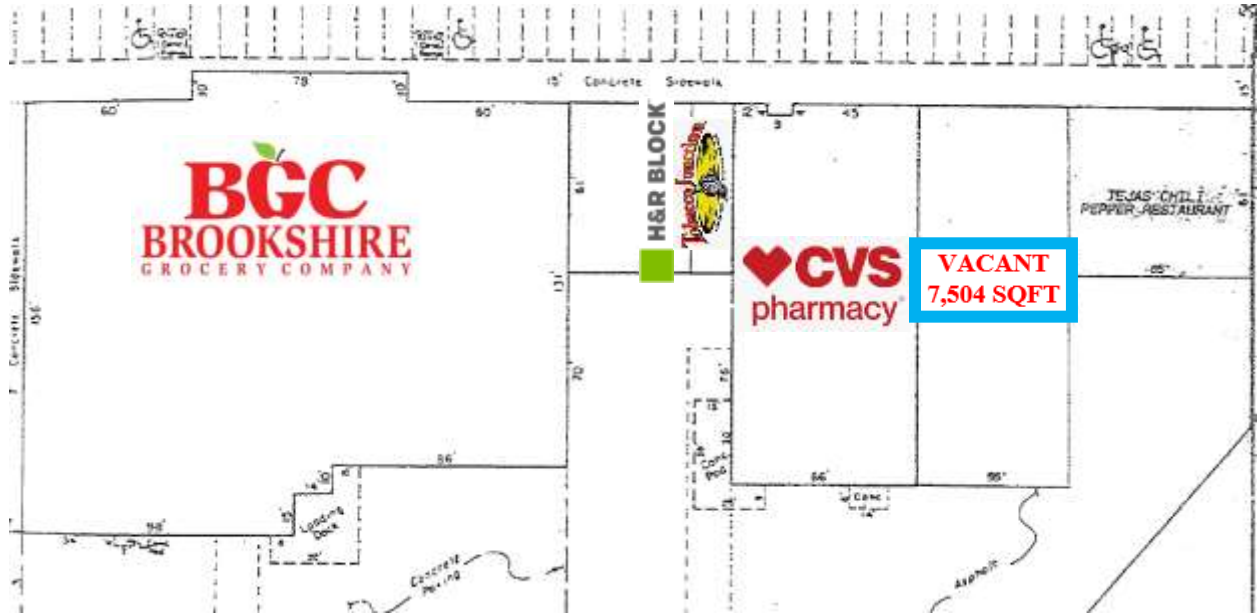
For more information contact:

Walter R. Northcutt
(903) 753-2191
wnorthcutt@beerwellseattexas.com

PROPERTY INFORMATION

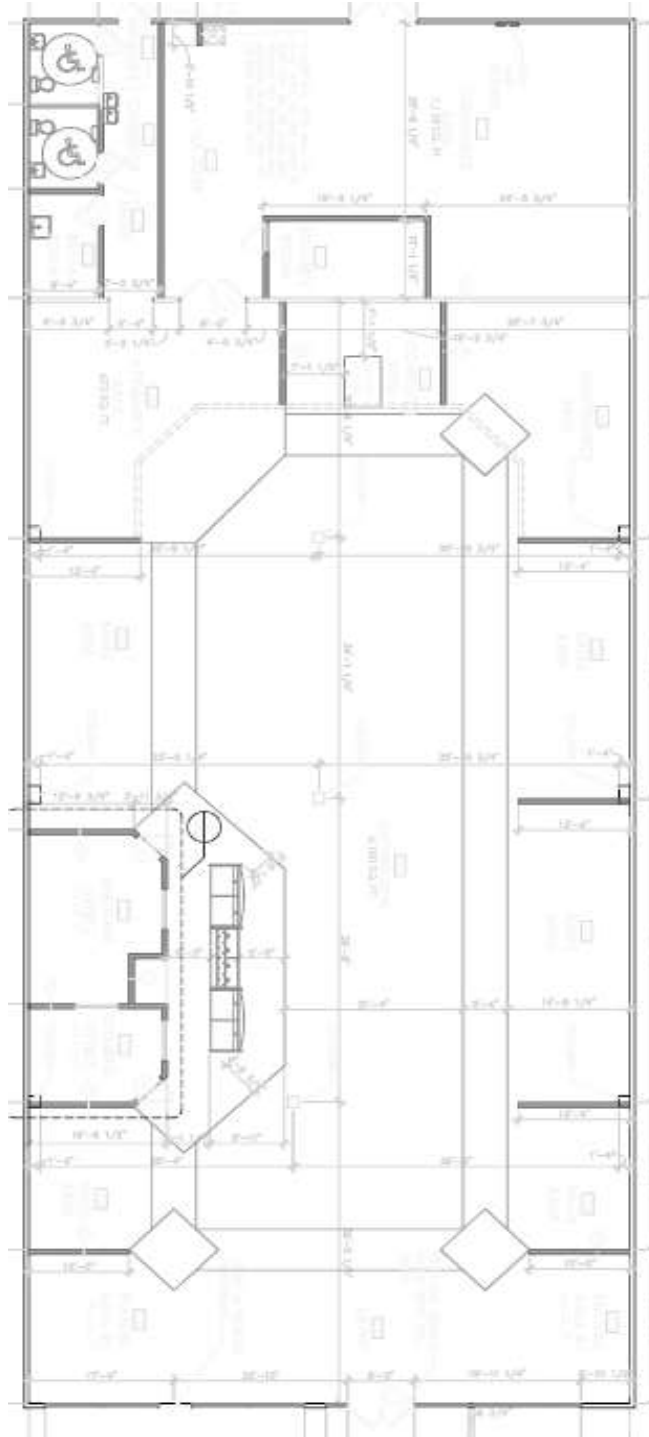
Location:	1412 Broadway Avenue Gladewater, Texas 75647
General Access:	Broadway Avenue Loop 485
Gross Leasable Area:	Approximately 7,504 Square Feet
Amenities:	High visibility, easy access, excellent signage, ample parking
Zoning:	General Retail

SITE PLAN



FLOOR PLAN

(Actual layout may vary)



(FRONT PARKING LOT)

MAP



TRAFFIC COUNTS



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, boundaries or age are approximate. Those inquiring to verify all information and bears all risk for inaccuracies