

PALESTINE SHOPPING CENTER

330 E Spring St, Palestine, TX 75801

FOR LEASE



Lease Rate	CALL FOR PRICING
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OFFERING SUMMARY

Available SF:	7,169 SF
Lot Size:	3.254 Acres
Parking Ratio:	1:237

PROPERTY OVERVIEW

Highly visible shopping center centrally located in Palestine and just seconds from downtown.

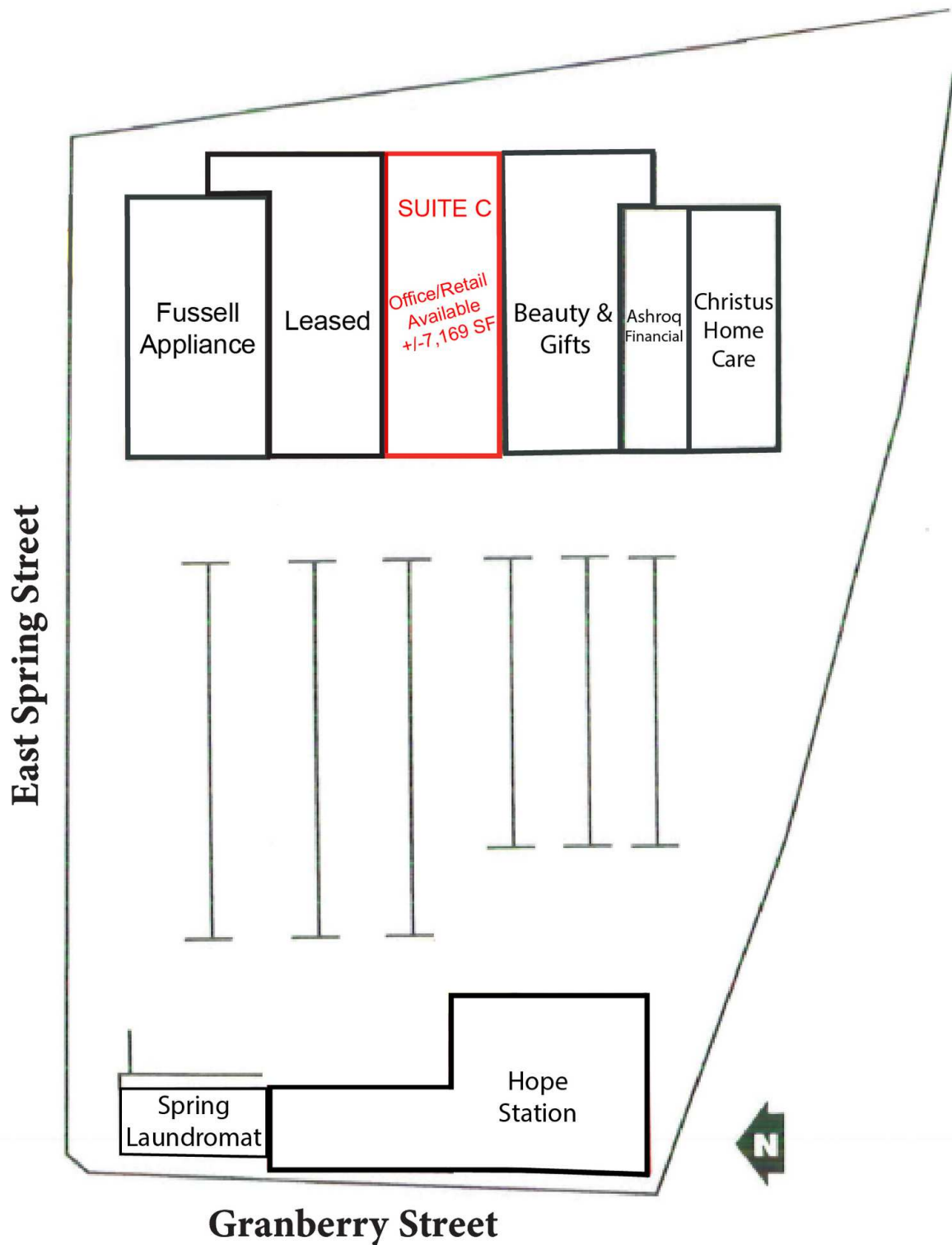
PROPERTY HIGHLIGHTS

- Retail and office suites available
- Centrally located in Palestine with high visibility
- Pylon Signage Available
- Ample Parking
- Tenant improvement allowance available
- AADT: Mallard St. 15,770; Spring St. 9,974

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Drake Real Estate & Investments
11621 CR 166, Tyler, TX 75703
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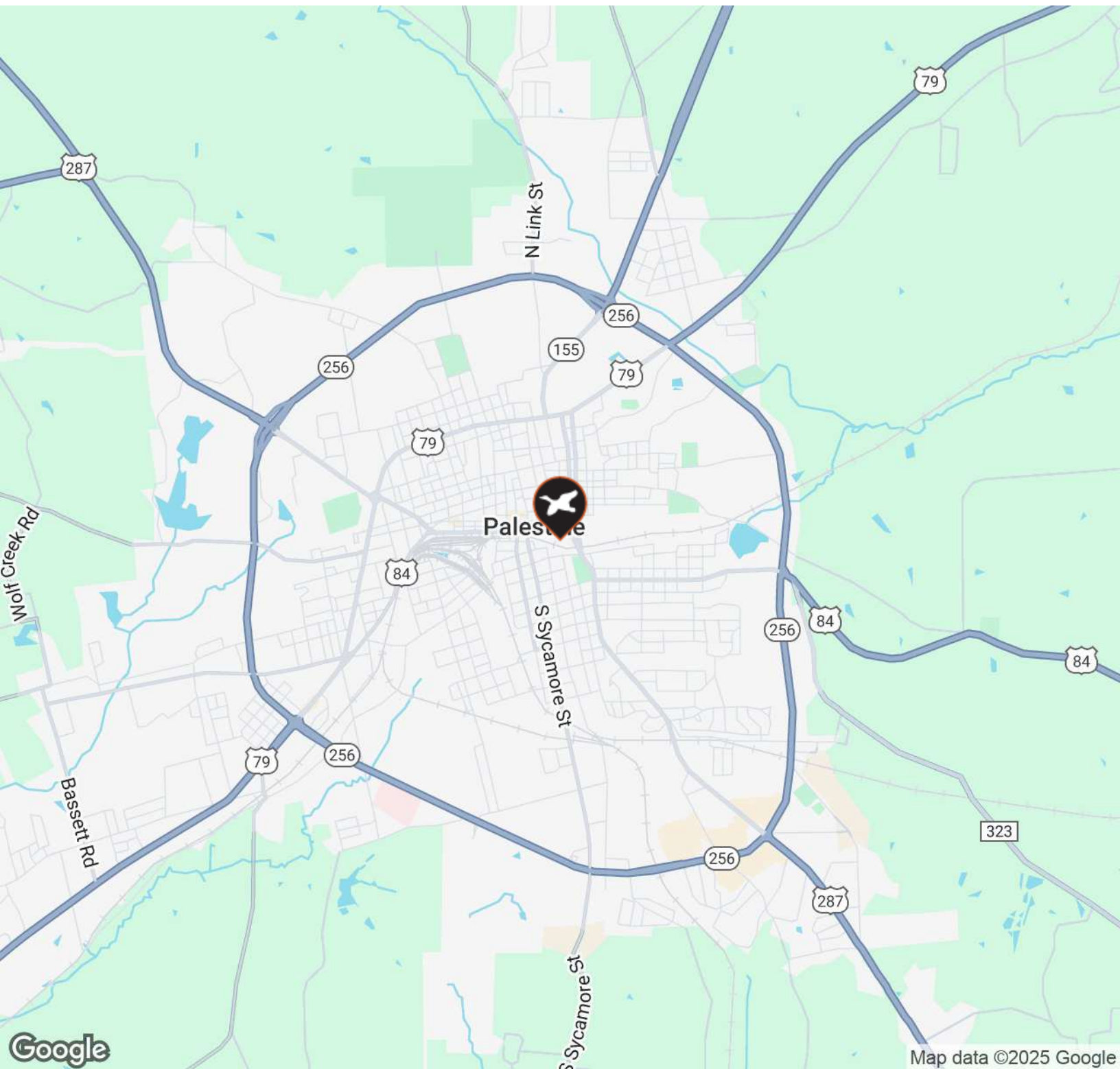
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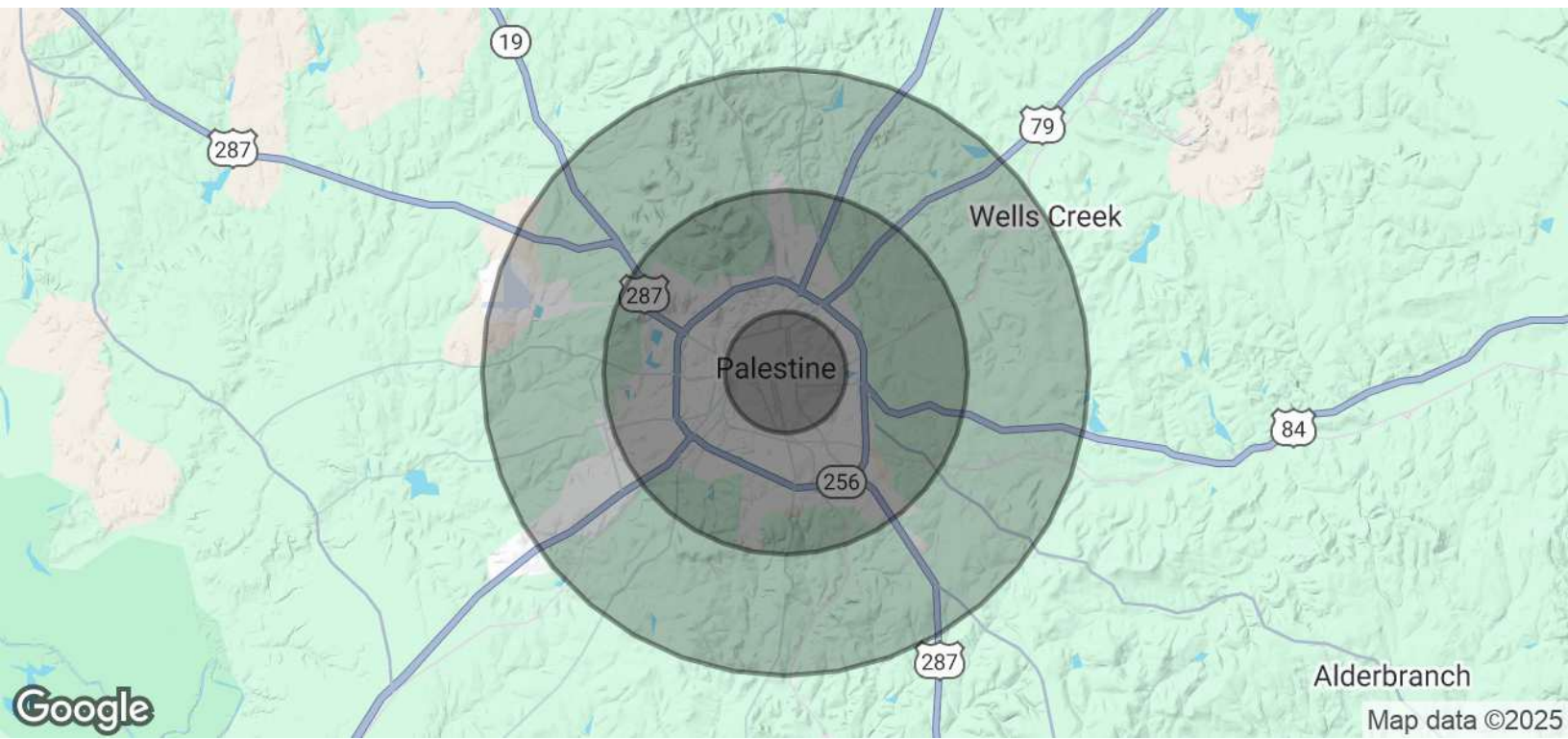
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,039	15,355	19,719
Average Age	34.2	33.8	35.4
Average Age (Male)	30.8	31.4	33.4
Average Age (Female)	36.3	36.8	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,684	6,660	8,623
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$39,891	\$46,491	\$45,585
Average House Value	\$92,086	\$104,672	\$111,356

* Demographic data derived from 2020 ACS - US Census