

# NACOGDOCHES MARKETPLACE II

SWC of US Highway 59 (North Street) and Stalling Drive (TX Loop 224) NACOGDOCHES, TEXAS

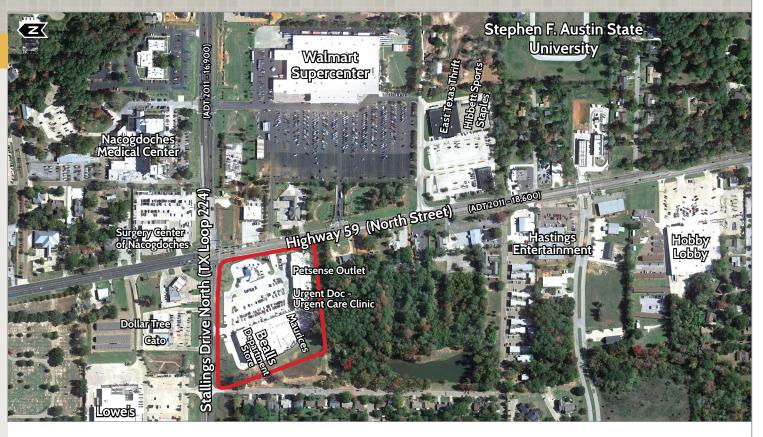
# **FOR LEASE**

Nacogdoches, Texas is the region's retail. medical. educational and cultural center. Strong demographics are enhanced by nearly 13,000 students at Stephen F. Austin State University (as of Fall 2013). Nacogdoches Marketplace is in the market's growth area at US Highway 59 and Stalling Drive North, with average traffic of 34,400+ cars per day. The center is shadowed by Lowe's, Hobby Lobby and Walmart Supercenter and anchored by Bealls Department Store.

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### **TENANTS INCLUDE**

- Bealls Department Store
- Nacogdoches Commercial Bankshares
- Urgent Doc Urgent Care Clinic
- Maurices
- Shoe Show
- Petsense Outlet
- Nijiya Restaurant
- RadioShack
- Game X Change

(See full list on back)

# AVAILABLE

- Suite 10C 1,200 SF
- Suite 20 3,200 SF
  Potentially Available Existing It's Fashion

# TRAFFIC COUNTS (ADT 2011)

- On Highway 59, south of Stallings Drive: 18,600
- On Stallings Drive, east of Highway 59: 16,900

# 2013 DEMOGRAPHICS\*

#### Population:

- 2,932 (1 mile)
- •21,819 (3 mile)
- 37,074 (5 mile)

#### Average Household Income:

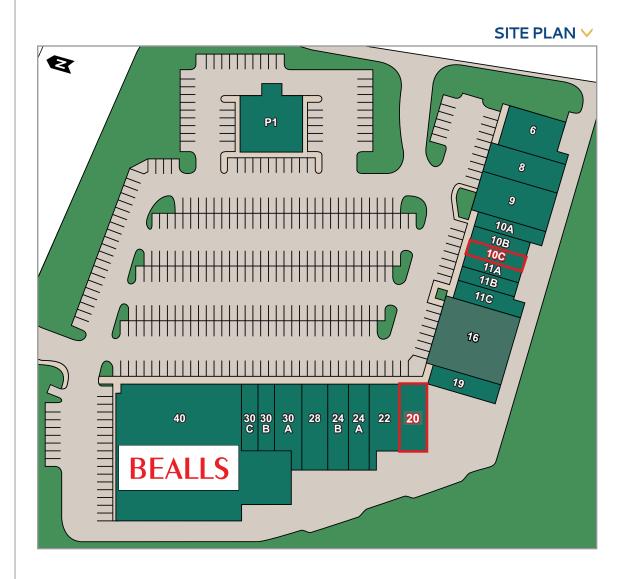
- •\$39,769 (1 mile)
- •\$50,370 (3 mile)
- •\$48,289 (5 mile)

\*Estimates by SitesUSA 4/14

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#### TENANTS

| P1 - Nacogdoches Commercial               |           |
|---|-----------|
| Bankshares                                | 5,100 SF  |
| 6 - In Lease                              | 3,500 SF  |
| 8 - RadioShack                            | 2,400 SF  |
| 9 - Petsense Outlet                       | 4,300 SF  |
| 10A - Check Into Cash                     | 1,600 SF  |
| 10B - Weight Loss Changes                 | 1,200 SF  |
| 10C - AVAILABLE                           | 1,200 SF  |
| 11A - Papa Murphy's Pizza                 | 1,400 SF  |
| 11B - Wing Stop                           | 1,600 SF  |
| 11C - T-Mobile                            | 1,600 SF  |
| 16 - Urgent Doc - Urgent Care Clinic      | 4,800 SF  |
| 19 - Fairy Nails                          | 1,600 SF  |
| 20 - It's Fashion (Potentially Available) | 3,200 SF  |
| 22 - Maurices                             | 4,563 SF  |
| 24A - The Loan Depot                      | 2,200 SF  |
| 24B - Game X Change                       | 2,300 SF  |
| 28 - Shoe Show                            | 4,325 SF  |
| 30A - Nijiya Restaurant                   | 3,300 SF  |
| 30B - Sports Clips                        | 1,500 SF  |
| 30C - Sally Beauty Supply                 | 1,600 SF  |
| 40 - Bealls Department Store              | 35,000 SF |

#### **ORETAIL** BROKERS NETWORK

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