

## 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

# NACOGDOCHES MARKETPLACE II

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

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## SITE PLAN



## 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