

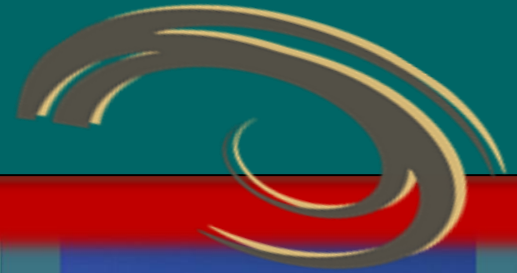
COLONNADE SHOPPING CENTER

6210 PHELAN BLVD

BEAUMONT, TEXAS 77706 (JEFFERSON COUNTY)

*NEQ of Phelan Blvd & Dowlen Rd.

www.bluecrowproperties.com



TOTAL SQUARE FEET: 98,227

FOR LEASE

- LEASE RENT: \$7-\$12 psf
- SPACE AVAILABLE: 1,604 SQ FT – 18,059 SQ. FT.
- Est. 2020 NNN Expense: \$.31/\$3.72
- ***TENANT IMPROVEMENT NEGOTIABLE***
- Total population within a 1 mile radius : 8,784; 3 mile: 51,175; 5 mile: 106,439
- Average household income within a 1 mile radius: \$78,630; 3 mile: \$80,418; 5 mile: \$66,548
- Number of households within a 1 mile radius: 3,881; 3 mile: 21,648; 5 mile: 42,464
- Remodeled in 2015



COME JOIN THESE TENANTS:



MERLE NORMAN



AND MANY MORE....

ADDITIONAL INFORMATION:

HIGHLIGHTS

- o LOCATED IN A WELL ESTABLISHED SHOPPING CENTER SURROUNDED BY RETAIL, OFFICE AND RESIDENTIAL PROPERTY
- o PHELAN AND DOWLEN ROAD ARE MAJOR THOROUGHFARES LEADING TO DOWNTOWN AND PARKDALE MALL

TRAFFIC COUNT

- o DOWLEN NORTH OF PHELAN 28,300
- o DOWLEN SOUTH OF PHELAN 17,190
- o PHELAN EAST OF DOWLEN 24,260
- o PHELAN WEST OF DOWLEN 17,050

CONTACT INFORMATION

CHARLES DAVIS

2708 S. LAMAR, AUSTIN, TX 78704

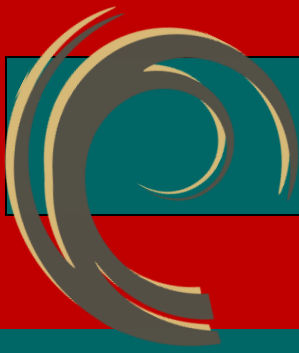
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UNIT	TENANT
6420	Fast Eddie's
6410	Available 9,900 sq. ft.
6390	Poker Face
6376	TX Punishment
6370	Available 1,604 sq. ft.
6368	Ancient Retreat
6366	Kickstand Bike Shop
6362	Tattoo Parlor
6360	Available 5,200 sq. ft.
6358	Barlocal
6356	Thrive Chiropractic
6354	VIP Barbershop
6352	Perfect Image
6350B	Boomtown Vapor
6350	Boomtown Vapor
6346	Merle Norman
6336	Small Town Vinyl
6342	Available 2,940 sq. ft.
6290	Elena's Mexican Rest.
6282	Available 5,309 sq. ft.
6280	Available 12,750 sq. ft.
6270	All About Ears
6260	Hookah Lounge
6250	Ashton House
6230	Nails and More
6220	Basic Foods
6210	Little Woodrow's

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