

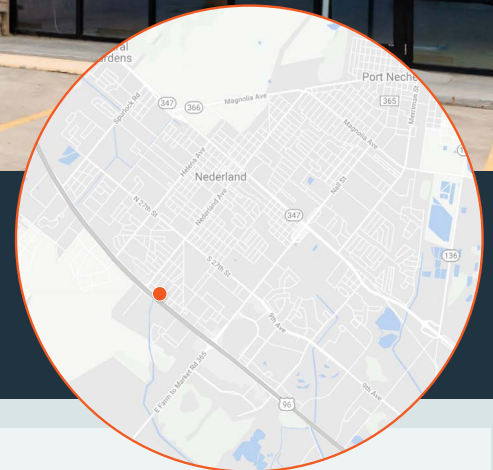
# WHEELER COMMERCIAL - PROPERTY FOR LEASE



**FOR LEASE**

## TRI-CITY PLAZA

401 S. MEMORIAL | NEDERLAND, TX 77627



## PROPERTY FEATURES

- 15,360 SF shopping center built in 2016
- 9,060 SF Available
- First generation retail space
- Great access to US Hwy 69, Nederland Avenue, Highway 365
- 54,674 ADT
- Join current tenants Fit Body Boot Camp, Dark Wave Tattoo and more
- Spaces Available:
  - Suite 301 | 1,680 SF
  - Suite 341-361 | 900-4,500 SF
  - Suite 381 | 1,200 SF
  - Suite 395 | 1,680 SF
- 2022 NNN - \$3.55 PSF/YR
- TI Allowance based on terms & credit \$15-\$20 PSF

**CALL TODAY | 409.899.3300**

400 NECHES STREET, BEAUMONT, TX 77701 | 409.899.3300 | [WHEELERCOMMERCIAL.COM](http://WHEELERCOMMERCIAL.COM)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

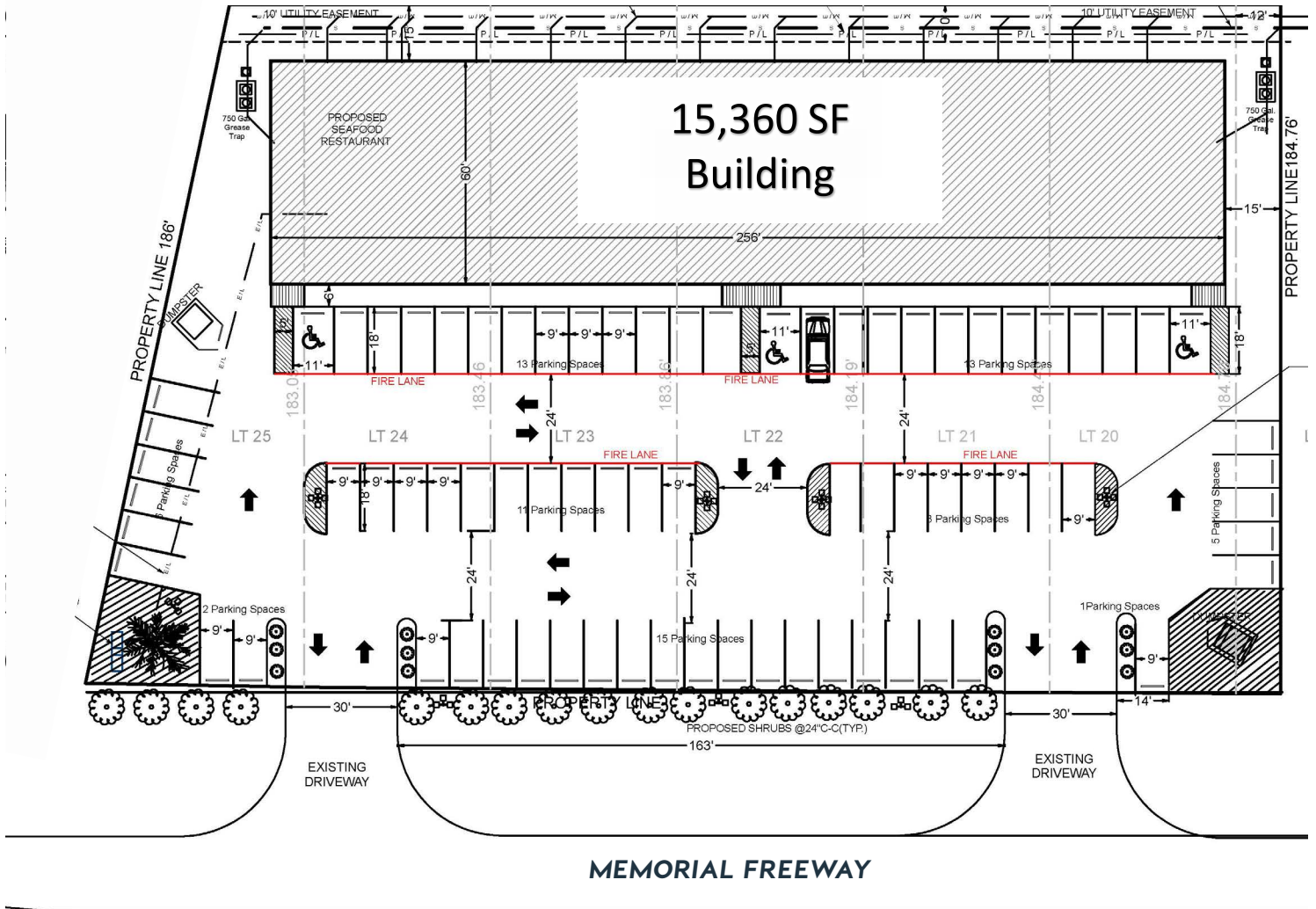


# FOR LEASE

## TRI-CITY PLAZA | 401 S. MEMORIAL NEDERLAND, TX

CONTACT: LEE WHEELER · LWHEELER@WHEELERCOMMERCIAL.COM

### SITE PLAN



### FLOOR PLAN/SPACE AVAILABILITY



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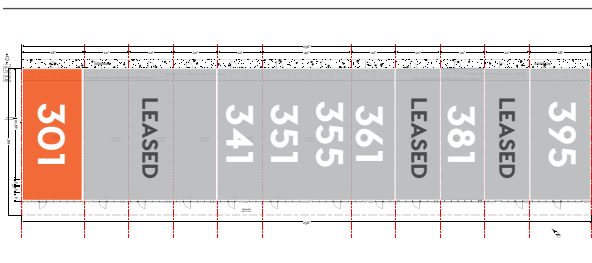


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## SUITE 301



## SUITE 301

- END CAP
- 1,680 SF
- \$12.00 PSF/YR NNN
- 1st Generation Space

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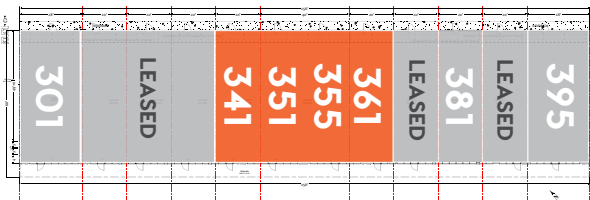


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## SUITE 341-361



## SUITE 341-361

- Marquee Space
- 900 SF - 4,500 SF
- \$10.00 PSF/YR NNN
- 1st Generation Space

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**FOR LEASE**

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**SUITE 341-361**



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## SUITE 381



301	LEASED	341	351	355	361	LEASED	381	LEASED	395
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## SUITE 381

- 1,200 SF space already built out
- \$12.00 PSF/YR NNN
- Formerly built out as a day spa

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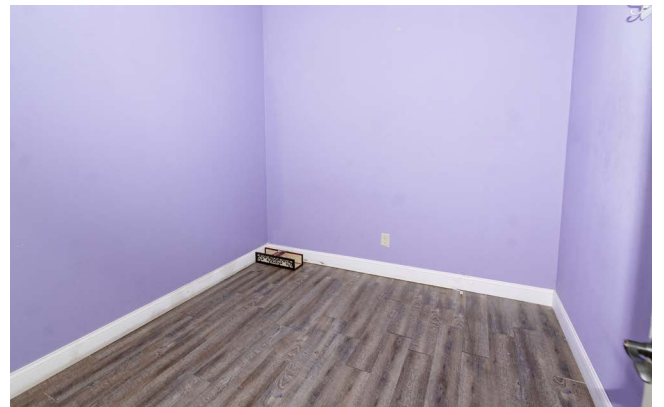


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**SUITE 381**



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# FOR LEASE

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CONTACT: LEE WHEELER · LWHEELER@WHEELERCOMMERCIAL.COM

## SUITE 395



301	LEASED	341	351	355	361	LEASED	381	LEASED	395
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## SUITE 395

- End cap
- 1,680 SF
- \$12.00 PSF/YR NNN
- 1st Generation Space

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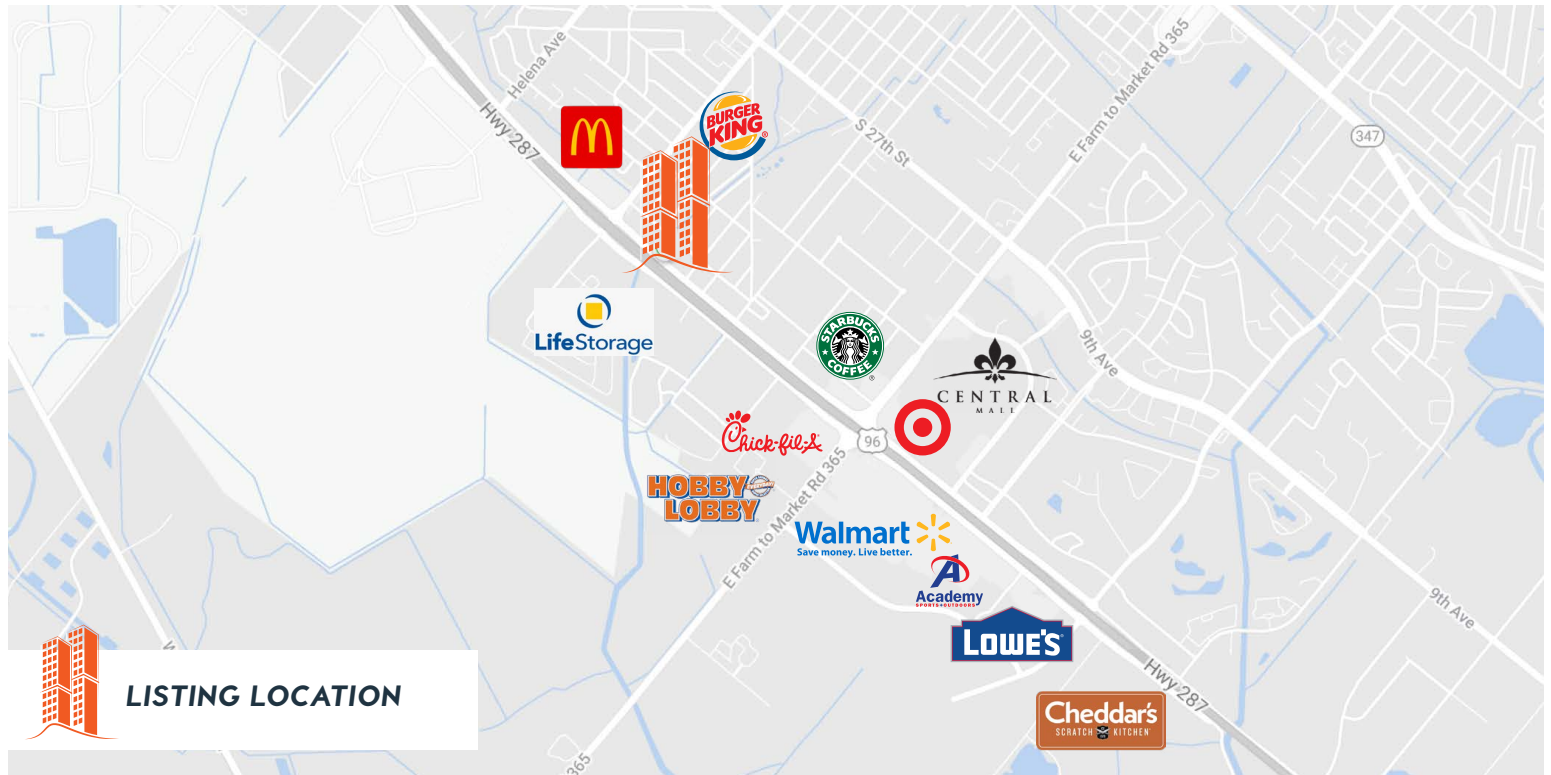




# TRI-CITY PLAZA

FOR LEASE

## SURROUNDING BUSINESSES



**FOR MORE INFORMATION** CONTACT: LEE Y. WHEELER, III CCIM  
[LWHEELER@WHEELERCOMMERCIAL.COM](mailto:LWHEELER@WHEELERCOMMERCIAL.COM)

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