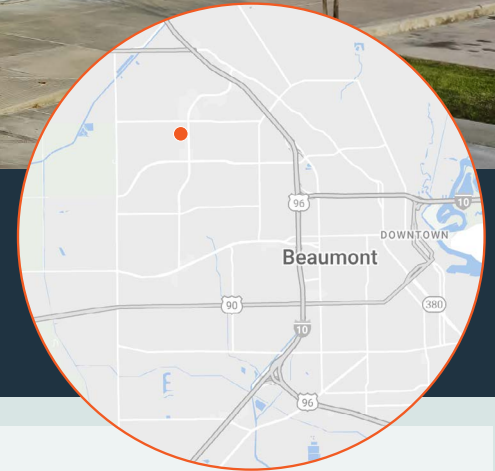


WHEELER COMMERCIAL - PROPERTY FOR LEASE



FOR LEASE

3775 DOWLEN RD. SUITE C
BEAUMONT, TX 77706



PROPERTY FEATURES

- 3,500 SF
- Prime Retail space
- Dowlen Road Frontage
- No obstructions blocking the space visibility
- End Cap
- Highly visible
- Fantastic ingress/egress
- Signage on front and side of building
- Monument style sign as well
- Other Tenants
 - » La-Z-Boy
 - » Woodforest National Bank
- Highly sought after retail area
- Lease Rate: \$26.00 PSF/Yr. + NNN
- NNN Rate: \$4.67 PSF/Yr.

CALL TODAY | 409.899.3300

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COMMUNITY SUMMARY

La Z Boy Home Furnishings & Decor
Ring of 1 mile

8,215	2.17%	2.17	73.9	38.1	\$69,472	\$265,341	\$84,817	20.0%	61.9%	18.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



9.2%
Services

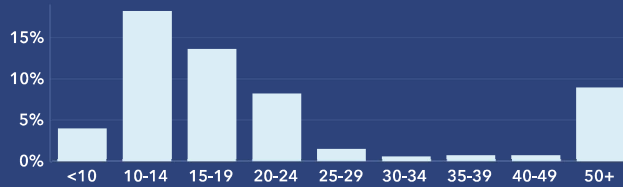


19.0%
Blue Collar



71.8%
White Collar

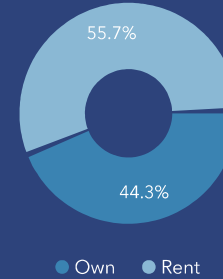
Mortgage as Percent of Salary



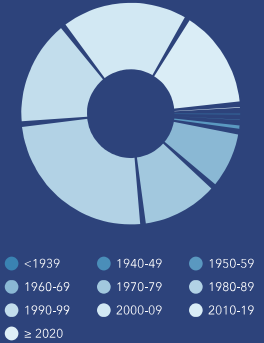
Age Profile: 5 Year Increments



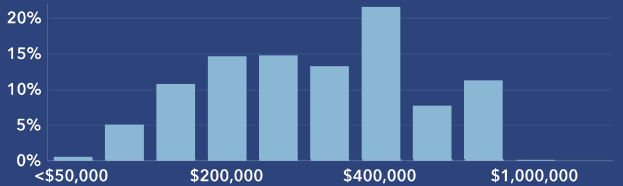
Home Ownership



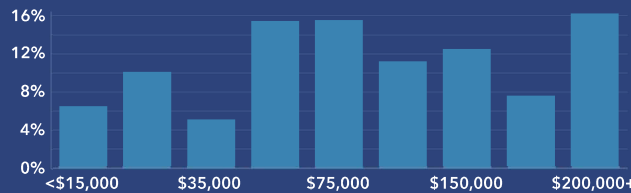
Housing: Year Built



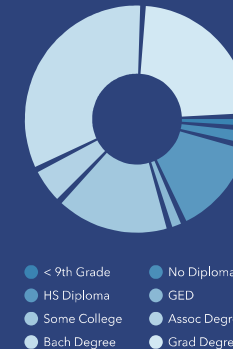
Home Value



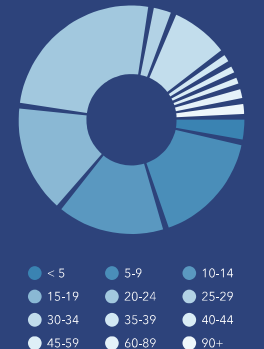
Household Income



Educational Attainment



Commute Time: Minutes



Source: Esri, ACS, Esri forecasts for 2023, 2017-2021, 2028.

Dots show comparison to 48245 (Jefferson County)

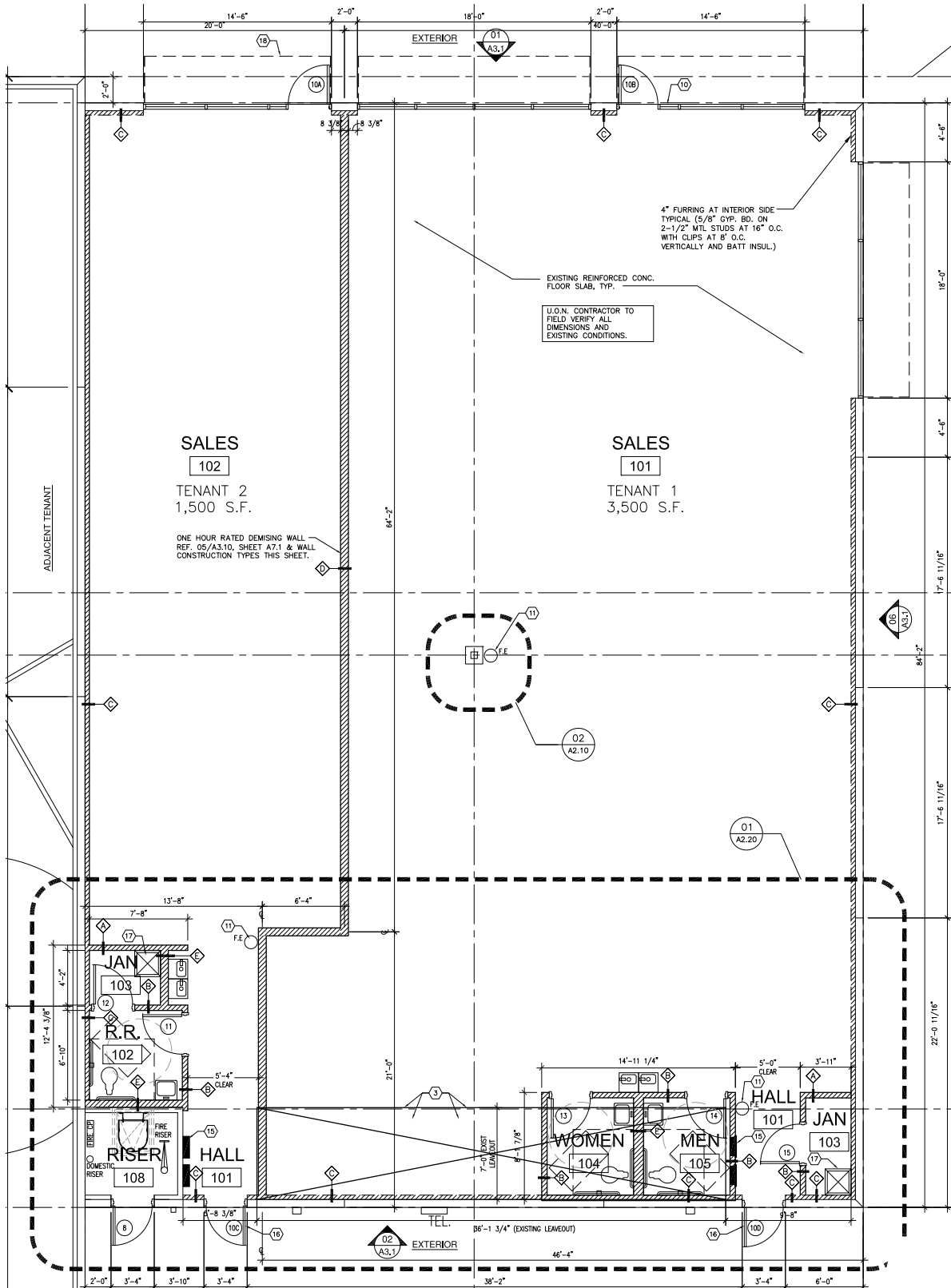
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FLOOR PLAN



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SURROUNDING RETAILERS - NORTH



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SURROUNDING BUSINESSES - DOWLEN ROAD | MAP VIEW



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