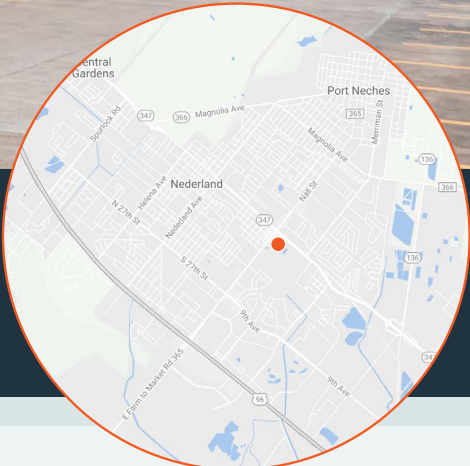


# WHEELER COMMERCIAL - PROPERTY FOR LEASE



**FOR LEASE**

**GULF BREEZE SHOPPING CENTER**  
4700 HIGHWAY 365 | PORT ARTHUR, TX 77642



## PROPERTY FEATURES

- » Professionally managed
- » H-E-B shadow anchored
- » 27,736 SF strip center
- » 2 suites available/1,200 SF each
- » Spaces start at \$14.00 PSF + NNN with *FREE RENT* for the first 6 months for qualified tenants
- » Fantastic location for retail
- » Centrally located with great access
- » Desirable location at major intersection of Twin City (Hwy 347) & Hwy 365
- » Pole signage available
- » NNN - \$7.42 PSF

**CALL TODAY | 409.899.3300**

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

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## FLOOR PLAN



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**SUITES A-N**



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**SUITES O-U**



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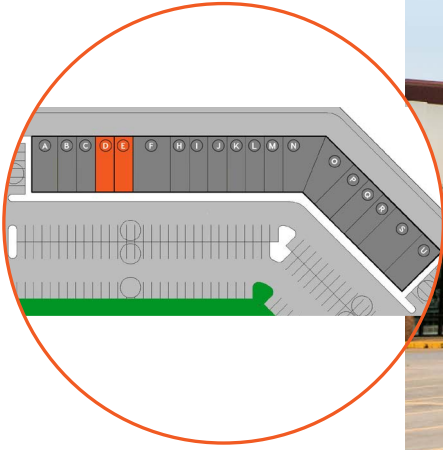
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## SUITE D

· 1,200 SF

## SUITE E

· 1,200 SF



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**HEB SHADOW ANCHOR**



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### SURROUNDING RETAILERS



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