

COLONNADE SHOPPING CENTER

6210 PHELAN BLVD

BEAUMONT, TEXAS 77706 (JEFFERSON COUNTY)

*NEQ of Phelan Blvd & Dowlen Rd.

www.bluecrowproperties.com



TOTAL SQUARE FEET: 98,239

FOR LEASE

- LEASE RENT: \$7-\$12
- SPACE AVAILABLE: 800 sq ft to 18,059 sq ft
- EST. 2015 NNN EXPENSE: \$3.60
- ***TENANT IMPROVEMENT NEGOTIABLE***
- 2013 POPULATION WITHIN 3 MILES RADIUS: 55,199
- INCOME WITHIN 3 MILE RADIUS: \$73,547
- REMODELED IN 2015



COME JOIN THESE TENANTS:



MERLE NORMAN



Tuesday Morning
First Quality, Legendary Savings



AND MANY MORE....

ADDITIONAL INFORMATION:

HIGHLIGHTS

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

TRAFFIC COUNT

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

CONTACT INFORMATION

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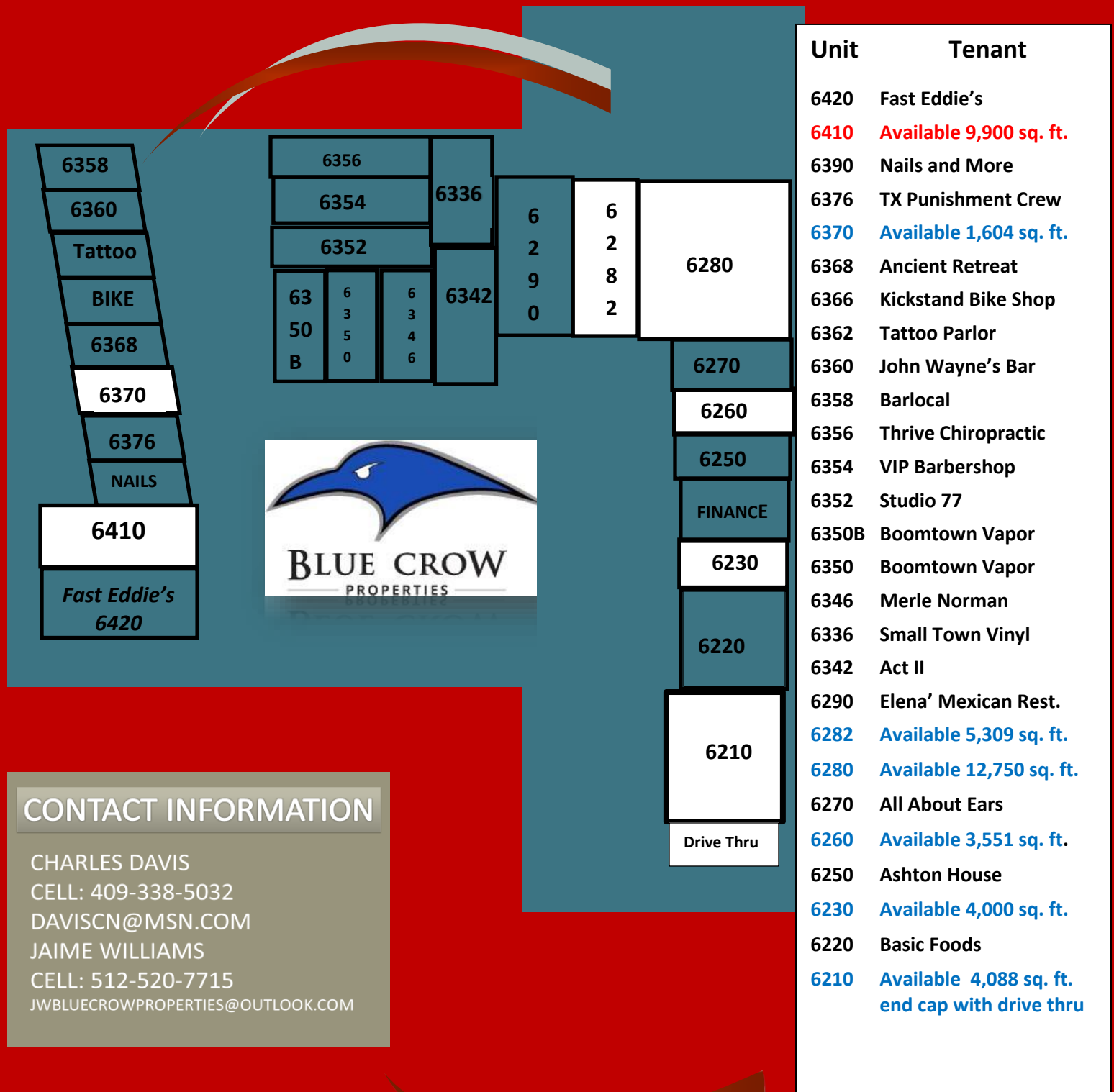
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FOR MORE INFORMATION VISIT WWW.BLUECROWPROPERTIES.COM