



## Advance AutoParts

4205 Old Jacksboro Hwy, Wichita Falls, TX 76302



**Rodd Womble**

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# Advance AutoParts

\$13.75 /SF/YR

Former Advanced Auto Parts store consisting of approximately 6,626 ft of building and approximately 1.07 acres of land. Full concrete parking lot, great visibility, and a well maintained. Right in between Pizza Hut, Pilgrims Bank and Berend Brothers. Property is also listed for sale at \$1,056,000 ....



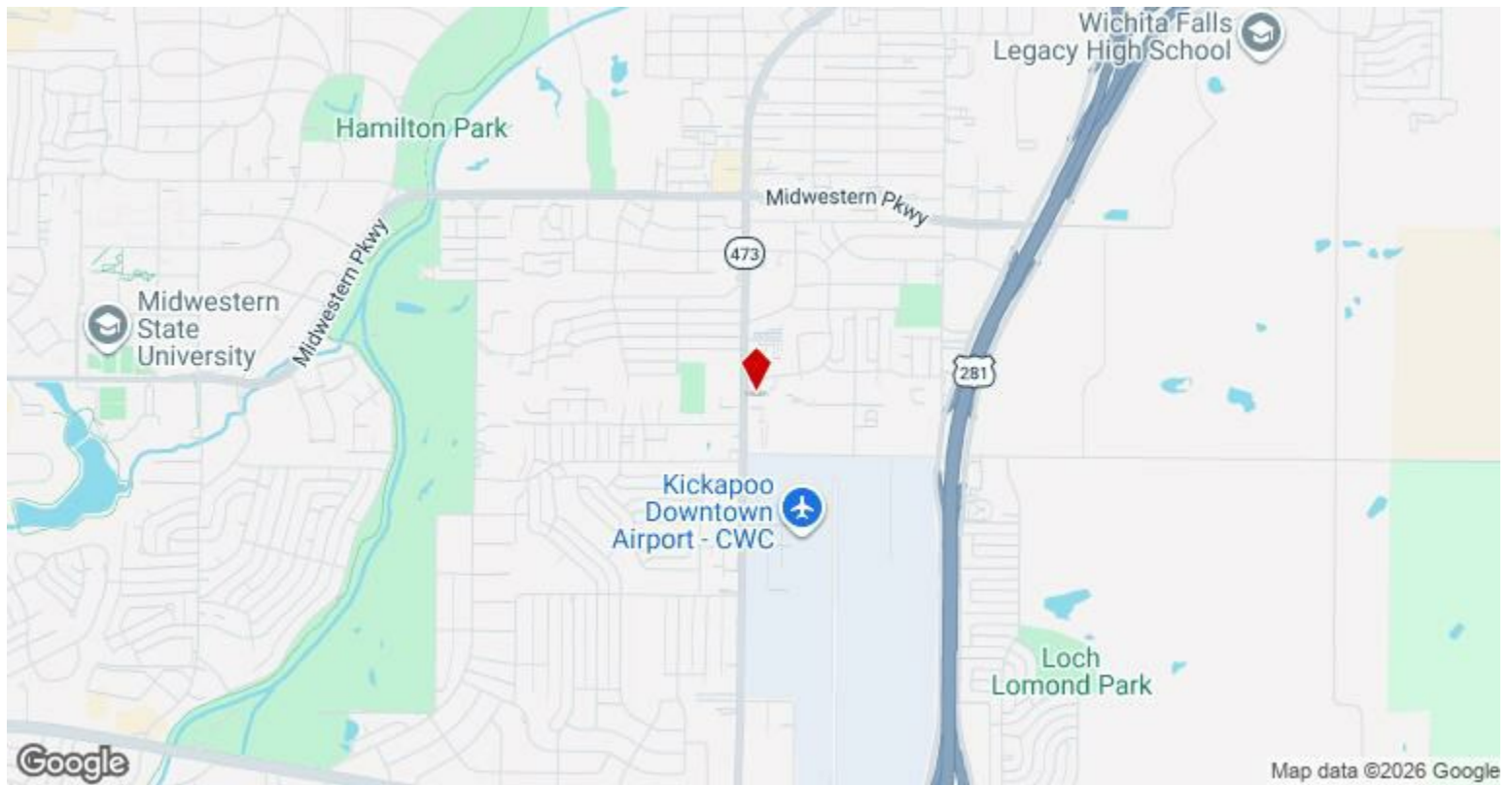
Rental Rate:	\$13.75 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	6,626 SF
Year Built:	2006
Walk Score ®:	40 (Fairly friendly)
Taxes:	\$0.29 USD/SF/MO
Operating Expenses:	\$0.13 USD/SF/MO
Rental Rate Mo:	\$1.15 /SF/MO

## 1st Floor

Space Available	6,626 SF
Rental Rate	\$13.75 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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# Property Photos



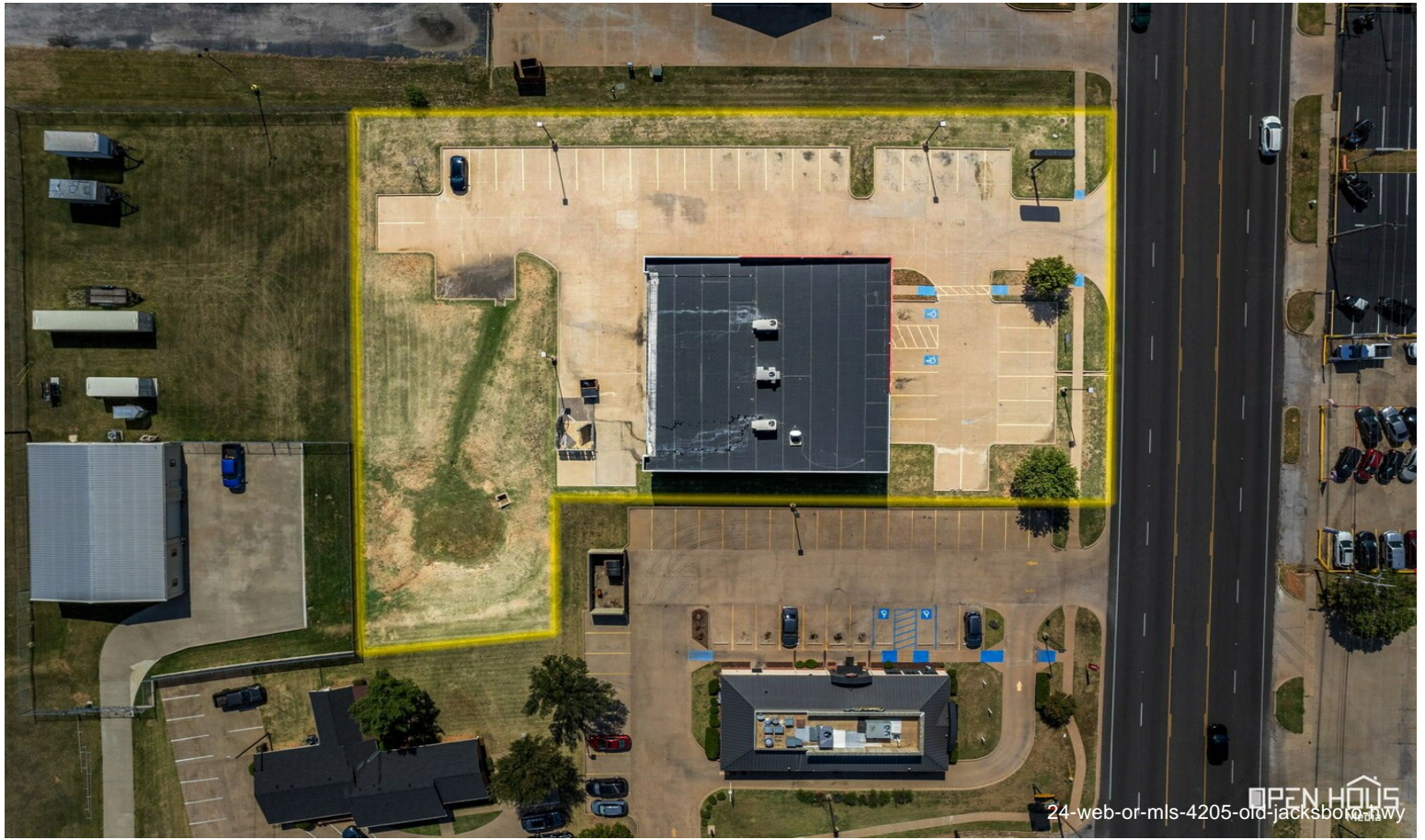
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27-web-or-mls-4205-old-jacksboro-hwy

OPEN HOUSE



28-web-or-mls-4205-old-jacksboro-hwy

OPEN HOUSE

# Property Photos



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20250905\_124835-2

# Property Photos



20250905\_124849-3



20250905\_125012-2

# Property Photos



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