

WALDEN PARK SHOPPING CENTER

5820 WALDEN ROAD • BEAUMONT, TX 77707



LOCATION

I10 and Walden Road, Beaumont, Texas 77707

The property is located just west of the Holiday Inn on Walden Road.

AVAILABLE

Retail – 1500 SF

Pad Sites – 30,000 SF and 50,000 SF

AREA RETAILERS

Holiday Inn, Pappadeaux's, Sonic, Jack in the Box, La Quinta, Waffle House, Shell, Joe's Crab Shack, Tinseltown USA, Cheddar's, Iron Skillet, Comfort Inn.

AADT (Annual Average Daily Traffic) Count

I10 at Walden Road – 48000

I10 at Highway 69 – 75000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Active Population	10,371	74,247	153,331
Average Household Income	\$68,465	\$59,439	\$51,790

MEGAS
ENTERPRISES, INC.

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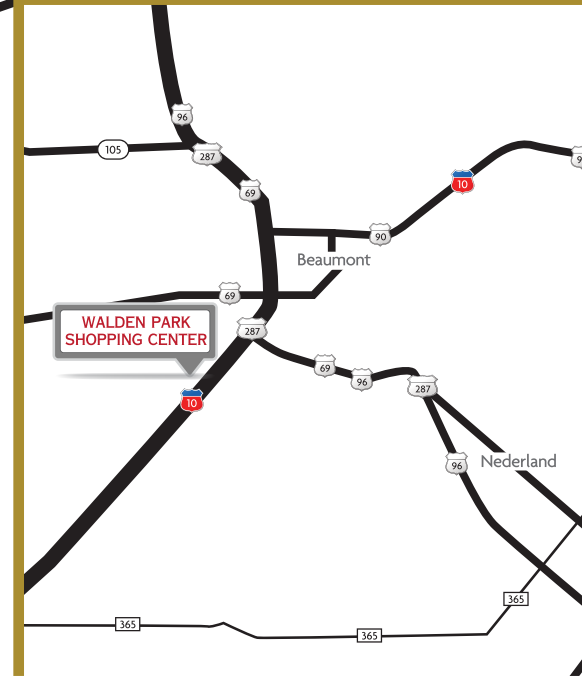
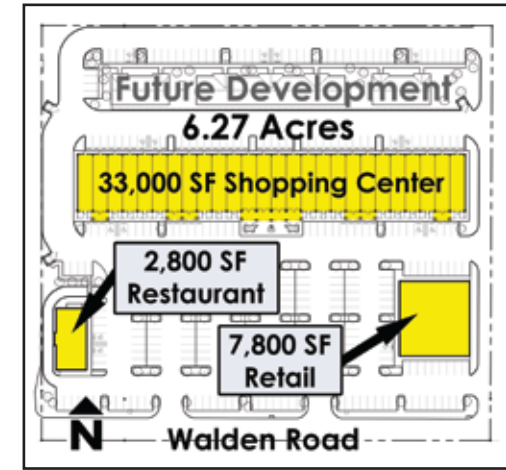
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Leasing Contact Information

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