

THE SHOPS AT 3706

UNIT FOR LEASE



**SOUTH
TEXAS**
RENTALS.COM



3706

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ABOUT THE PROPERTY

The Shops at 3706 is a 27,655 SF community center perfect for a complementary mix of value retail, restaurant, and service tenants. Located along the robust commercial corridor on Navarro St and surrounded by multiple apartment communities and residential neighborhoods, The Shops at 3706 offers tenants a prime opportunity to succeed. This large, single-story shopping center is located on busy North Navarro Street, which provides exposure to nearly 34,000 daily drivers.

DEMOGRAPHICS

- Traffic Count: 34,241
- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047

\$14/ SF / YR

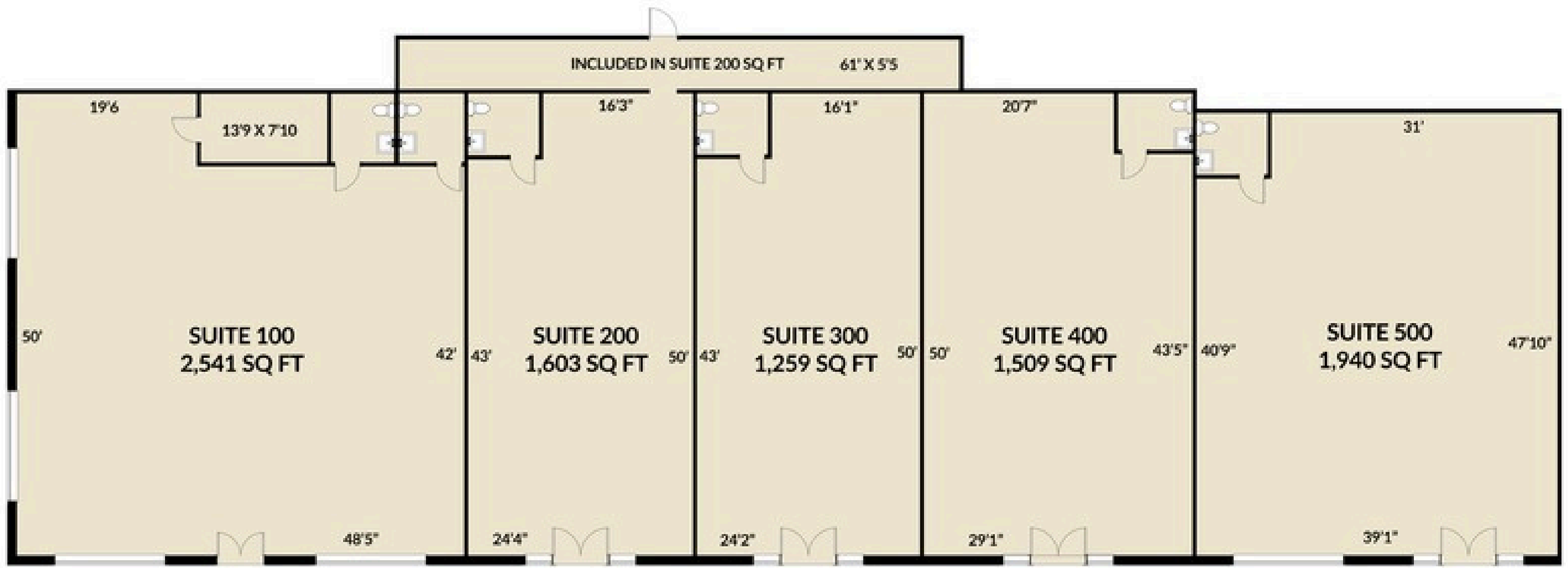
Suite 800 | 3571 SQFT

Located in The Shops at 3706, this newly remodeled shopping center sits directly on North Navarro with an impressive 34,000+ daily traffic count, offering unmatched visibility and exposure for your business. Suite 800 features 3,571 sq ft of flexible commercial space—perfect for retail, office, boutique fitness, or service-based businesses. The layout includes a rear bay door, providing added convenience for deliveries, storage, or operational needs. To help bring your vision to life, ownership is offering a tenant improvement allowance, making it easy to customize the space to fit your brand and workflow.









CONTACT



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