

FRENCHMAN'S CREEK SHOPPING CENTER

4657 S. 14th St, Abilene, TX 79605

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Available SF: 2,065 - 2,550 SF

Lease Rate: \$15.00 - 18.00 SF/yr
(NNN'S)

Year Built: 1975

Building Size: 139,668 SF

Zoning: SC - Shopping Center

Traffic Count: 65,000 / 16,000

PROPERTY OVERVIEW

The Frenchman's Creek Shopping Center is a prime retail location in Abilene, TX. Co-Tenants include Little Caesars, Supercuts, Leslie's Pool, Mardel's, Crunch Fitness, All State, and more!

Call Matthew Muzechenko or Tami Shifflett at 325-698-5661 or 325-370-1915 for more information.

LOCATION OVERVIEW

Frenchman's Creek Shopping Center is located on the corner of S. 14th and Highway 83/84 with heavy traffic intersections in Abilene. The property is well maintained and features exceptional visibility from both S. 14th and the Winters Fwy. Within 2.5 miles from Dyess AFB and 3 miles from the Mall of Abilene, Frenchman's Creek is a prime location for any business.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- Heavy Traffic
- Great Tenant Mix
- SW Abilene

MATTHEW MUZECHENKO

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LEASE
SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1477 S Danville	2,065 SF	NNN	\$15.00 SF/yr	Excellent Visibility Signage Hwy 83/84 Suite 1477 consist of one office with open retail area.
1481 S Danville	2,550 SF	NNN	\$15.00 SF/yr	Excellent Visibility Signage Hwy 83/84 Suite 1481 consist of two offices with large open retail area.

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Brokerage makes no representation as to accuracy of all data presented.

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ADDITIONAL
PHOTOS



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LOCATION
MAPS



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DEMOGRAPHICS
MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,582	59,248	105,214
Median age	39.0	34.7	34.6
Median age (Male)	37.5	32.4	32.2
Median age (Female)	40.6	37.0	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,263	24,804	41,376
# of persons per HH	2.3	2.4	2.5
Average HH income	\$66,909	\$50,759	\$51,993
Average house value	\$155,190	\$111,903	\$114,090

TRAFFIC COUNTS	
S. 14th Street and Highway 83/84	65,000/day

* Demographic data derived from 2020 ACS - US Census

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