



OFFICE BUILDING FOR LEASE | \$11 SF/YR (NNN)

PALESTINE TOWN CENTER

321 East Spring Street, Palestine, TX 75801

Hagan Baker

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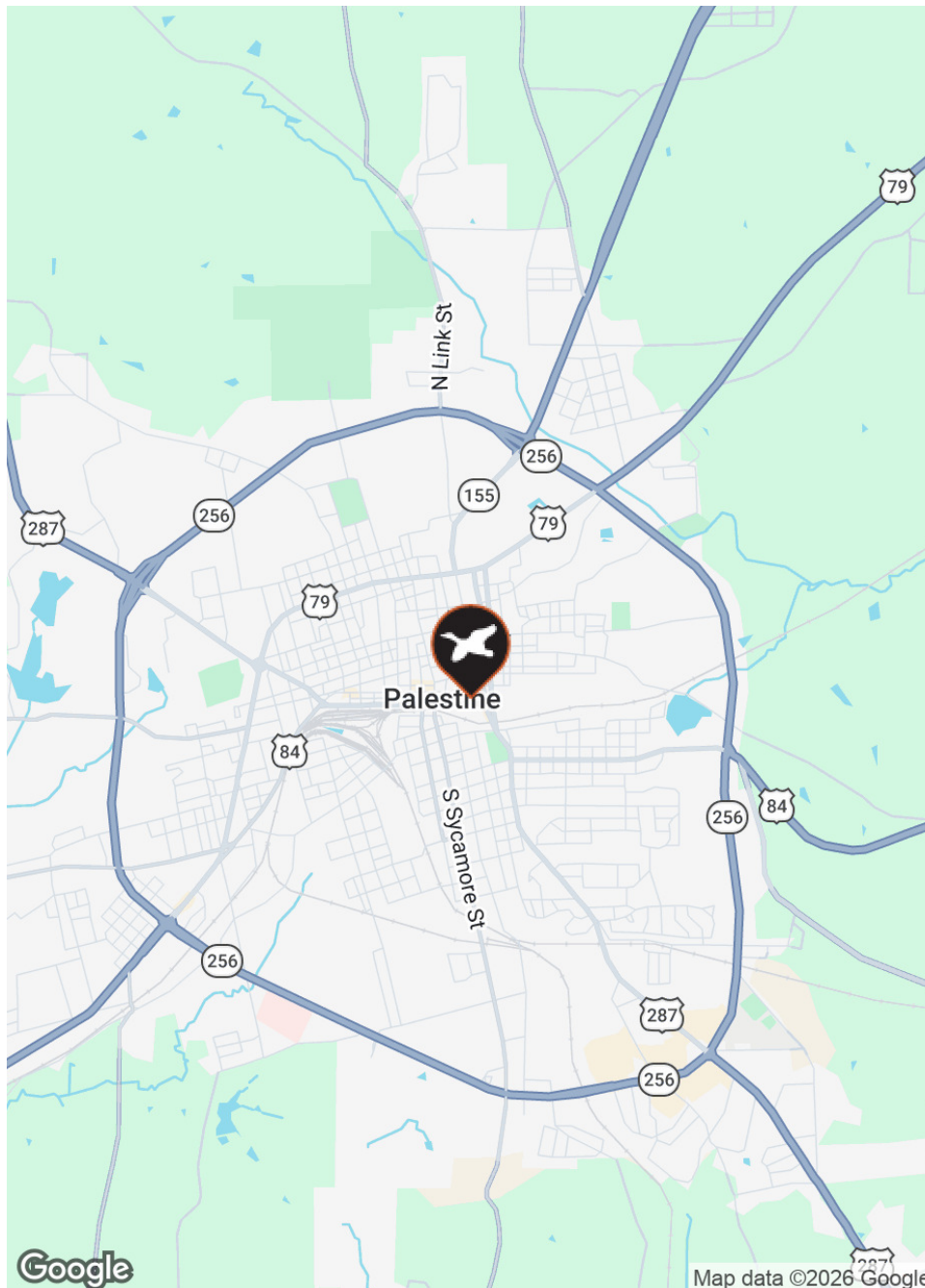
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Drake Real Estate & Investments

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Google

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LEASE RATE

\$11 SF/yr (NNN)

LOCATION

321 East Spring Street, Palestine, TX 75801

SIZE

750 - 1,225 SF

ZONING

CBD - Commercial Business District

PROPERTY DESCRIPTION

Located in the heart of Palestine, this established shopping center offers businesses excellent visibility, convenient access, and close proximity to Downtown, making it an ideal location to serve the surrounding community.

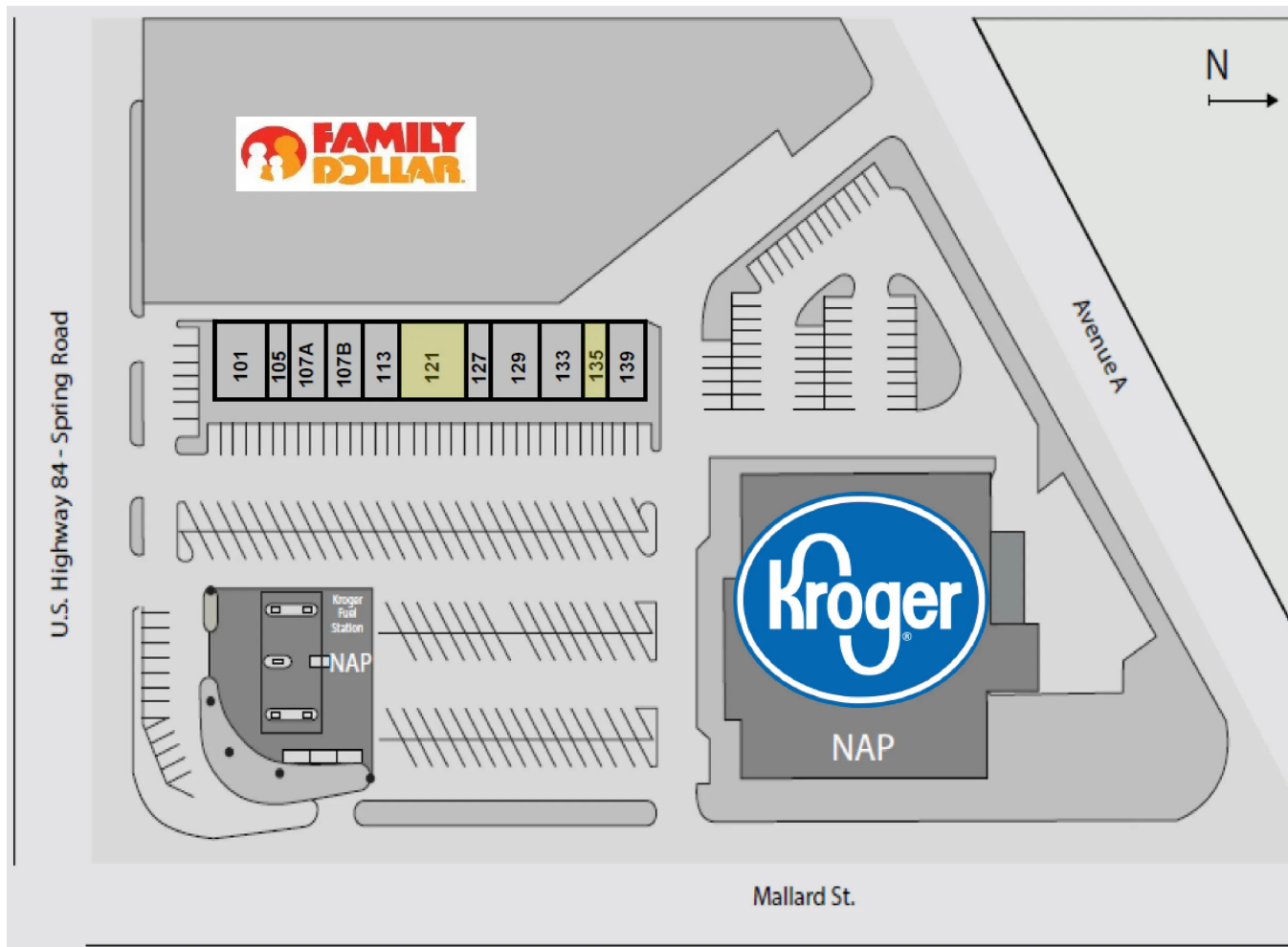
PROPERTY HIGHLIGHTS

- Ample on-site parking for customers and employees
- Excellent access from multiple ingress and egress points
- Traffic Counts: E. Spring St. ±9,720 VPD
- Ideal for retail, office, medical, and service-oriented users

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	876	5,216	7,357
Total Population	2,927	16,261	22,999
Average HH Income	\$50,354	\$51,533	\$52,371

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 121	Available	1,225 SF	NNN	\$11.00 SF/yr	Reception (4) offices breakroom bathroom
Suite 135	Available	750 SF	NNN	\$11.00 SF/yr	Reception (2) offices Bathroom

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