

# EMERGE COMMERCIAL

RETAIL LEASING & INVESTMENT SALES

# FOR LEASE



## 1405 E MAIN STREET

• Eastland, TX 76448

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## HIGHLIGHTS

- 5,170 SF retail suite available — Suite 120
- Shadow-anchored by Walmart Supercenter (directly across E Main St)
- Adjacent to Tractor Supply Co. and an AT&T pad site
- Strong national co-tenancy: Burkes Outlet, Aaron's & O'Reilly Auto Parts
- Just west of Interstate 20 — the major east-west thoroughfare
- Signalized entrance on E Main St with ample paved parking

## TRAFFIC COUNTS

### Interstate 20

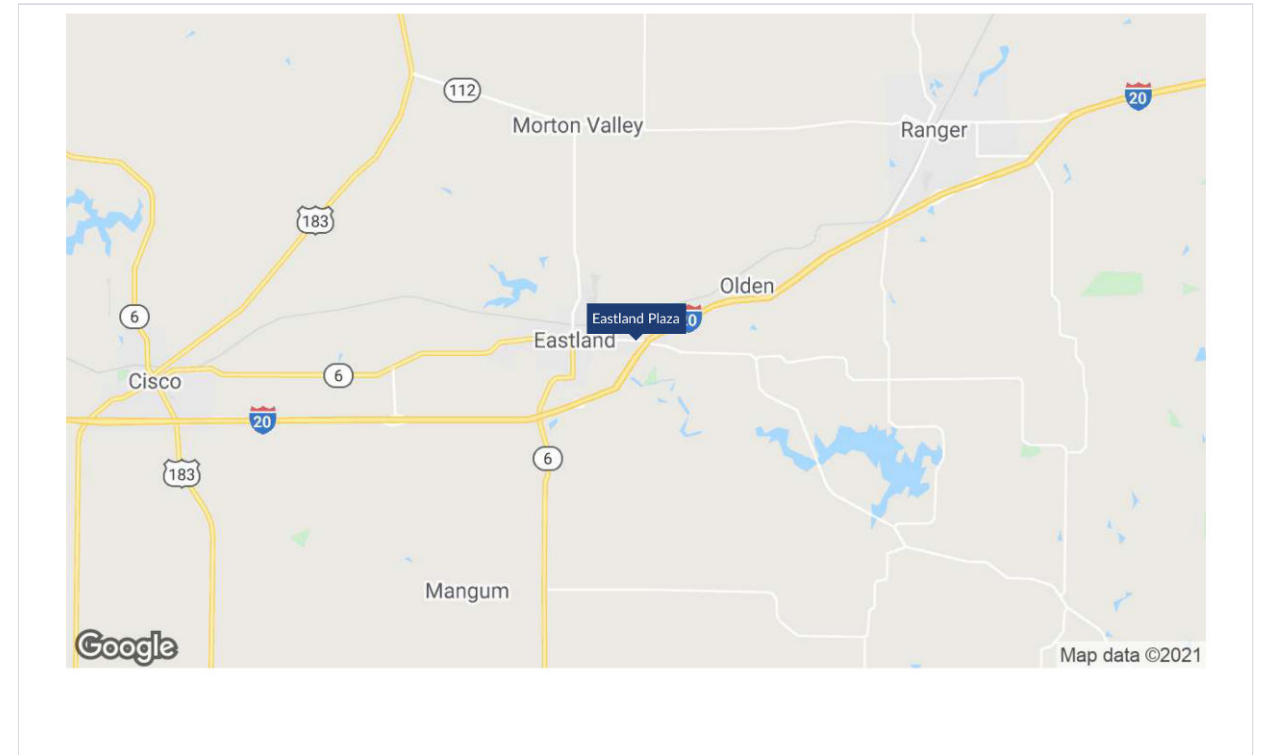
24,830 VPD ('21)

### E Main Street

12,080 VPD ('21)

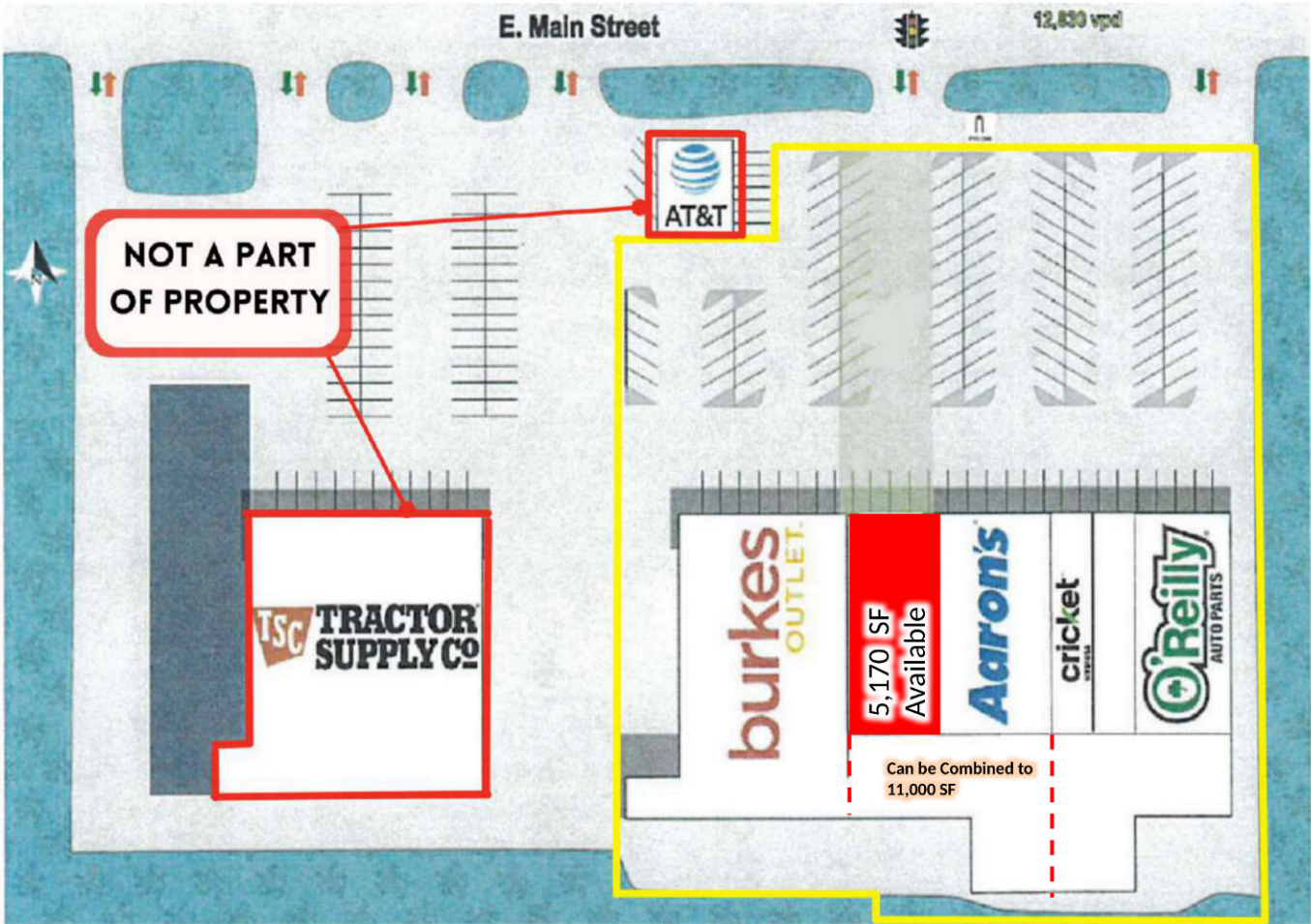
## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	174	4,333	4,954
Avg HH Income	\$69,684	\$68,661	\$67,970
Households	68	1,727	1,998
Daytime Pop	174	4,333	4,954



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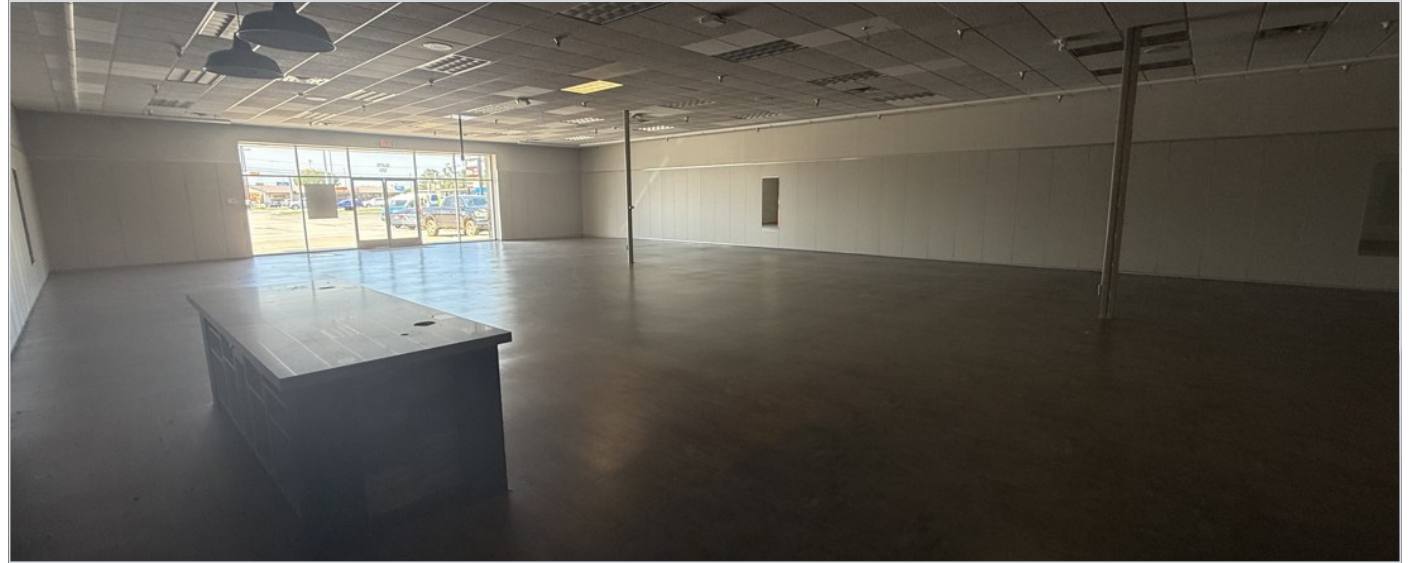
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**Suite 120** AVAILABLE

Available SF	5,170 SF
Lease Rate	Negotiable
Lease Type	Triple Net (NNN)
Frontage	E Main Street
Configuration	Open retail + office/restroom

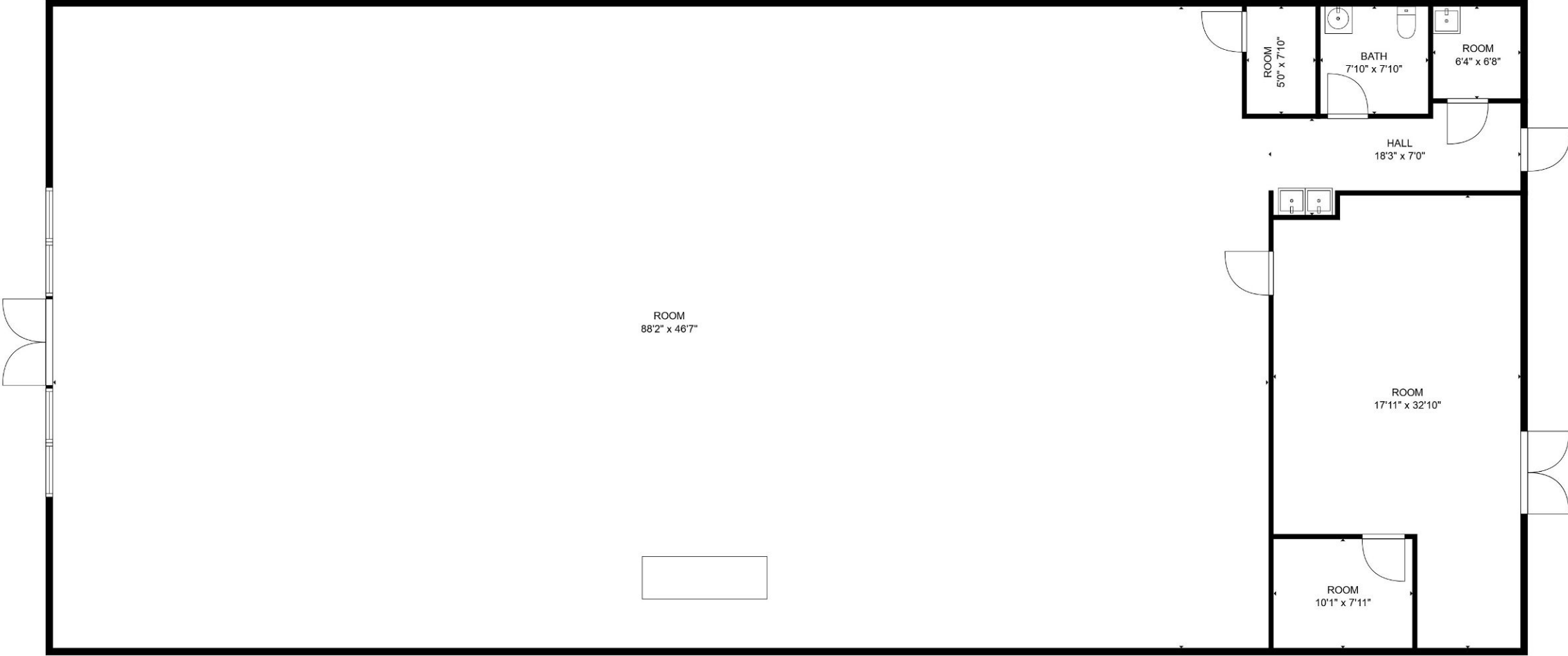
## SPACE FEATURES

- Large open retail/showroom floor (~95' x 46')
- Private offices, hallway and restroom at rear
- Storefront glass with E Main Street visibility
- Polished floors — turnkey for retail or service use
- Co-tenancy with Burkes Outlet, Aaron's & O'Reilly



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## ADDITIONAL PROPERTY PICTURES



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## ADDITIONAL PROPERTY PICTURES

