



SOUTHGATE SHOPPING CENTER

1005-1216 SOUTH STREET

Nacogdoches, TX 75964

ALEX PROVOST

Managing Principal
(512)-216-5495
ap@alpharetx.com
LIC #2000077



ALPHA
REAL ESTATE ADVISORS



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

OFFERING SUMMARY

LEASE RATE:	Negotiable
LEASE TYPE	NNN
BUILDING SIZE:	93,920 SF
AVAILABLE SF:	1,000 - 8,463 SF
LOT SIZE:	17.11 Acres
YEAR BUILT:	1975

PROPERTY DESCRIPTION

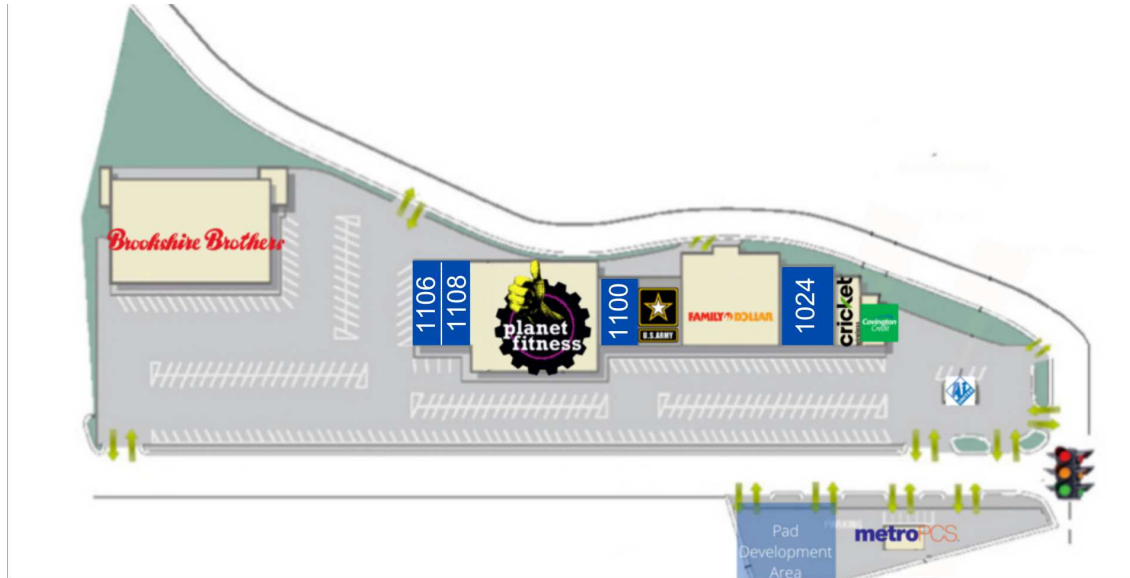
Alpha Real Estate Advisors is pleased to present the Southgate Shopping Center in Nacogdoches, TX. This center is anchored by Brookeshire Brothers Grocery and Planet Fitness, with co-tenancy of Family Dollar, Armed Forces Recruiting Center, Cricket Wireless, Metro PCS, and Nacogdoches Memorial Hospital. Located on the main thoroughfare of Nacogdoches, this center is in close proximity to the popular Stephen F. Austin University.

PROPERTY HIGHLIGHTS

- High Traffic Grocery and Fitness Anchored Shopping Center
- Strategically Located On Hwy 59, the Main Artery of Nacogdoches
- Signalized Intersection with Traffic Counts of Over 20,000 VPD
- High Profile End Cap and Stand Alone Suites Available



LEASE SPACES



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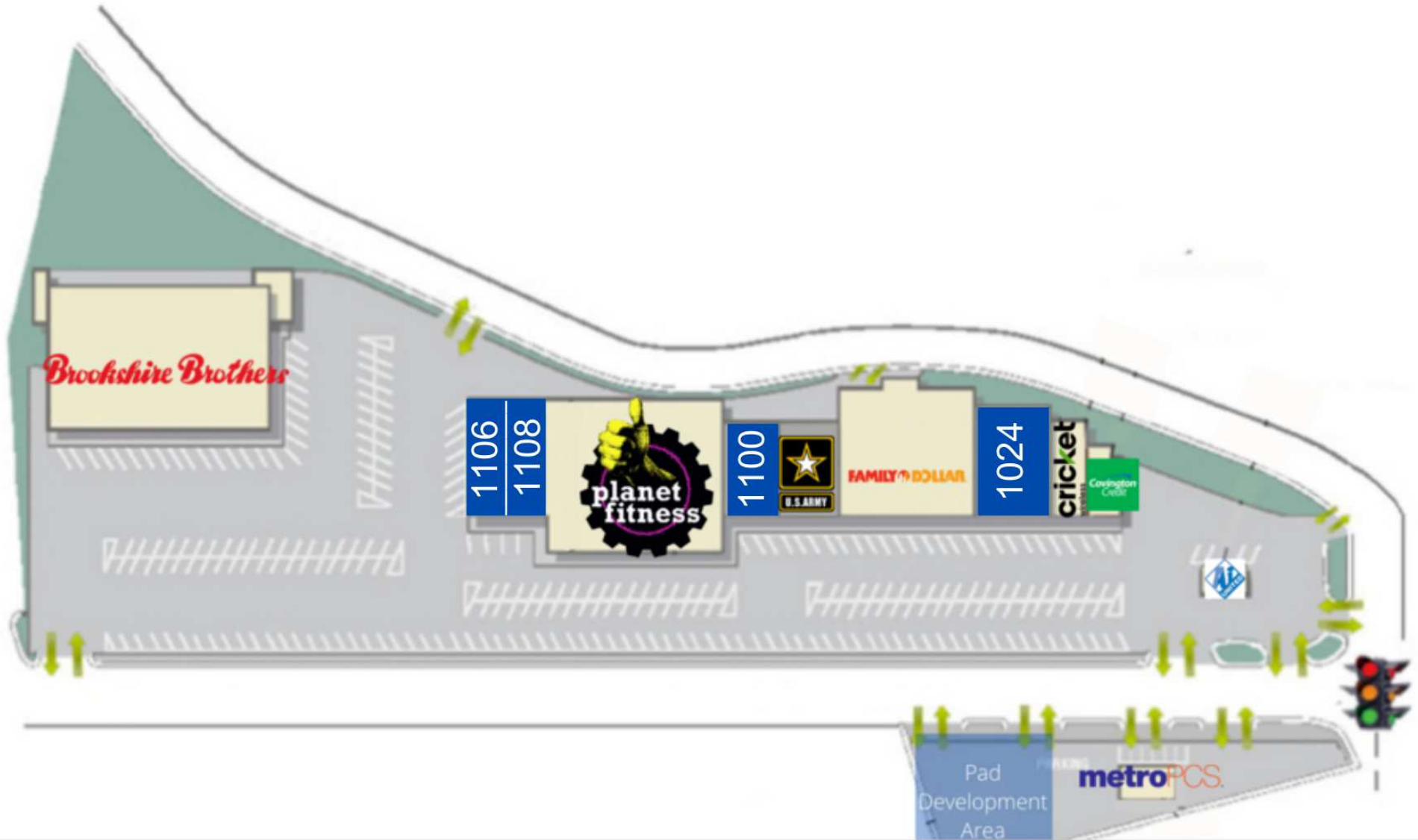
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Fl-Ste 1024	Available	6,063 SF	NNN	Contact broker for rates
1st Fl-Ste 1100	Available	4,350 SF	NNN	Contact broker for rates
1st Fl-Ste PAD1	Available	3,500 SF	NNN	Contact broker for rates
Suite 1106	Available	2,400 SF	NNN	Contact broker for rates
Suite 1108	Available	3,600 SF	NNN	Contact broker for rates



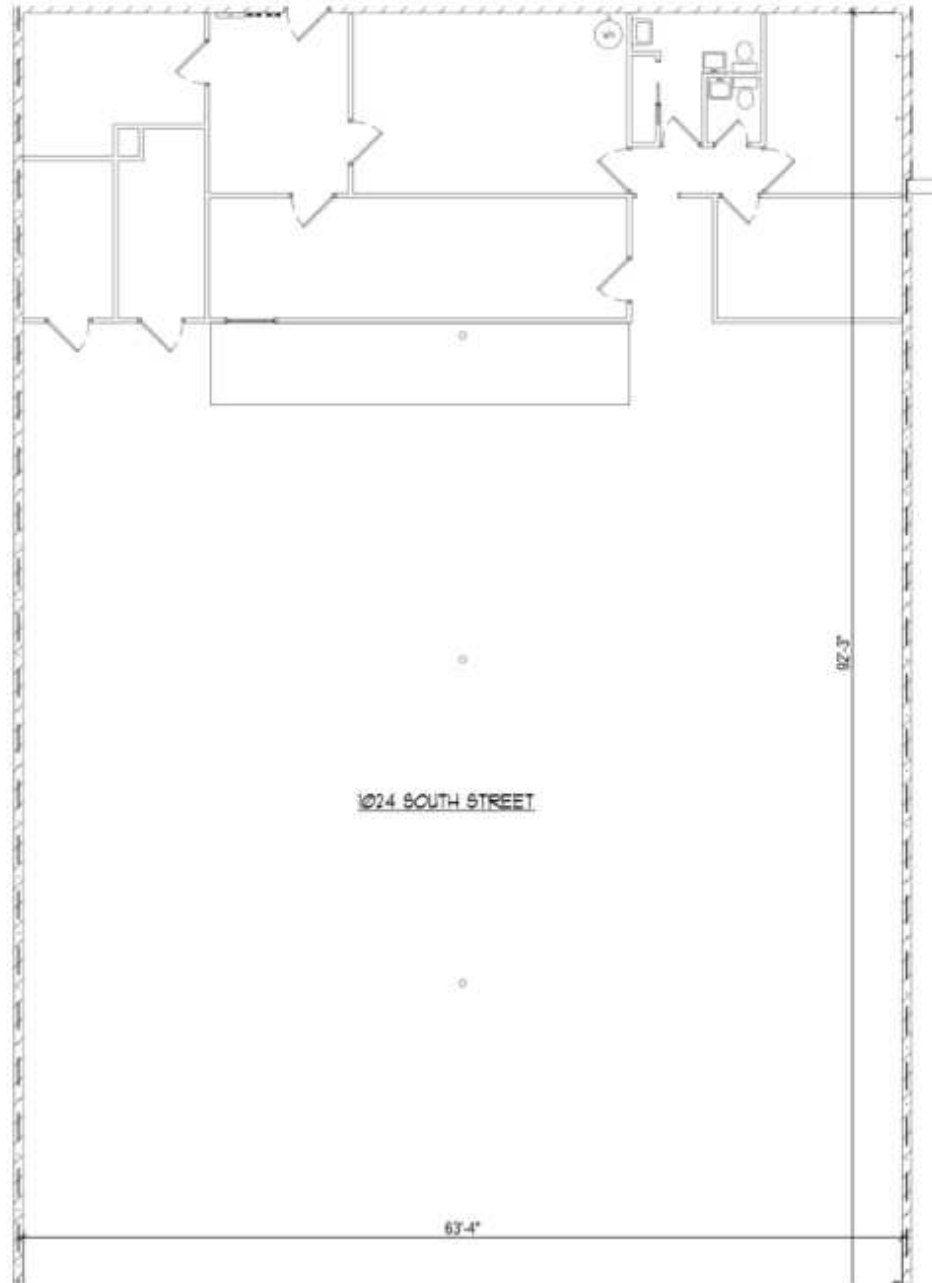
ADDITIONAL PHOTOS





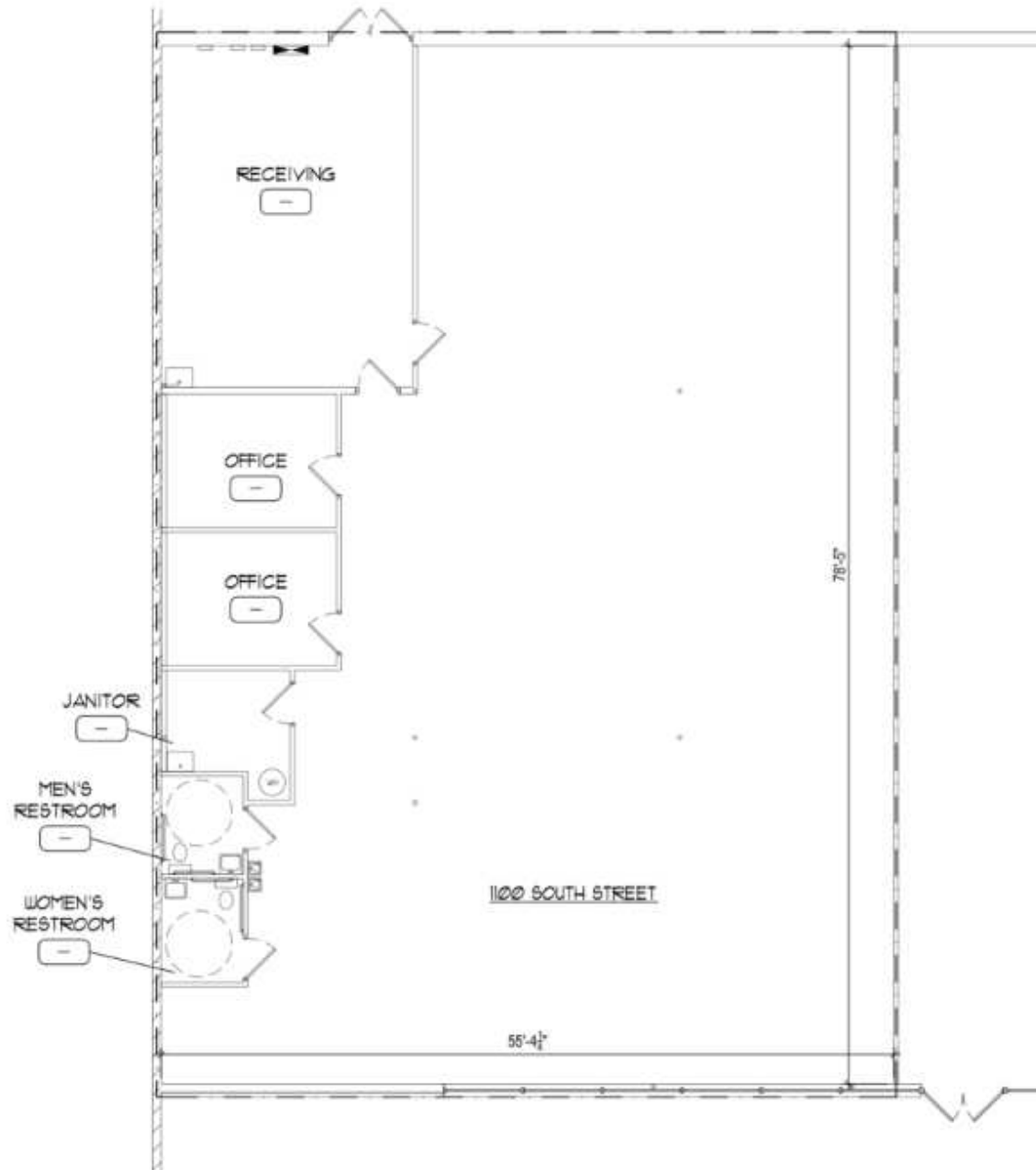


UNIT 1024





UNIT 1100





DEMOGRAPHICS

Population

	3 mile	5 mile	10 mile
2010 Population	27,904	39,321	49,843
2022 Population	28,261	39,402	50,512
2027 Population Projection	28,329	39,383	50,569
Annual Growth 2010-2022	0.1%	0%	0.1%
Annual Growth 2022-2027	0%	0%	0%
Median Age	28.2	29.4	30.7
Bachelor's Degree or Higher	24%	27%	27%
U.S. Armed Forces	0	0	0

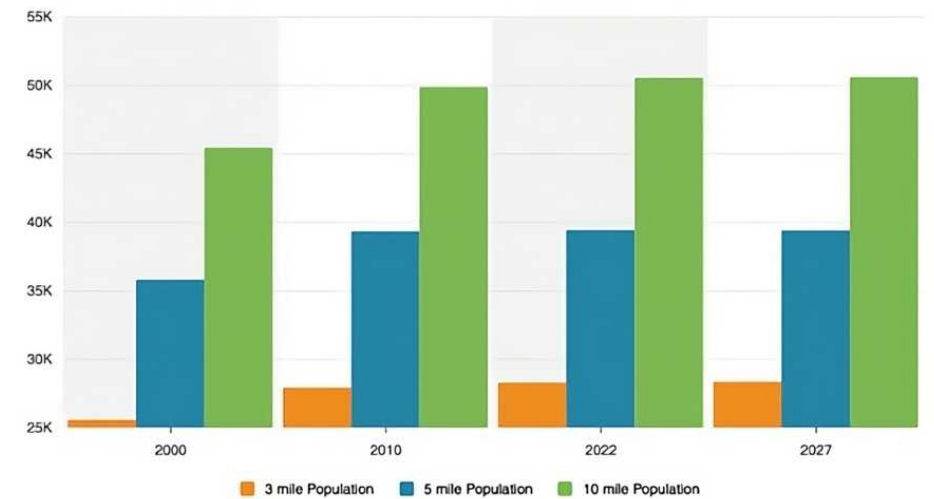
Households

	3 mile	5 mile	10 mile
2010 Households	9,343	14,165	18,109
2022 Households	9,735	14,396	18,578
2027 Household Projection	9,773	14,387	18,599
Annual Growth 2010-2022	0.4%	0.4%	0.4%
Annual Growth 2022-2027	0.1%	0%	0%
Owner Occupied Households	3,674	6,163	9,537
Renter Occupied Households	6,100	8,225	9,062
Avg Household Size	2.5	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$215.2M	\$339.8M	\$473.1M

Income

	3 mile	5 mile	10 mile
Avg Household Income	\$46,732	\$52,723	\$58,295
Median Household Income	\$33,502	\$37,733	\$43,429
< \$25,000	4,033	5,328	5,995
\$25,000 - 50,000	2,447	3,627	4,646
\$50,000 - 75,000	1,694	2,489	3,357
\$75,000 - 100,000	651	1,059	1,554
\$100,000 - 125,000	476	956	1,488
\$125,000 - 150,000	128	302	526
\$150,000 - 200,000	183	378	604
\$200,000+	123	257	408

Population





RETAILER MAP



Map data ©2024 Google

REGIONAL MAP



Map data ©2024 Google, INEGI

LOCATION MAP



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ALEX PROVOST
MANAGING DIRECTOR
C. 512-216-5495
AP@ALPHARETX.COM
LIC. #2000077

BROKER
BRADEN CROCKETT
O. 310.947.8007
BRADEN@ALPHARE.COM
LIC. #831271