



PRICE: \$24.00 SF/YR

CROSSROADS SHOPPING CENTER

4102 Buffalo Gap Road, Abilene, TX 79605

Jack Oduro

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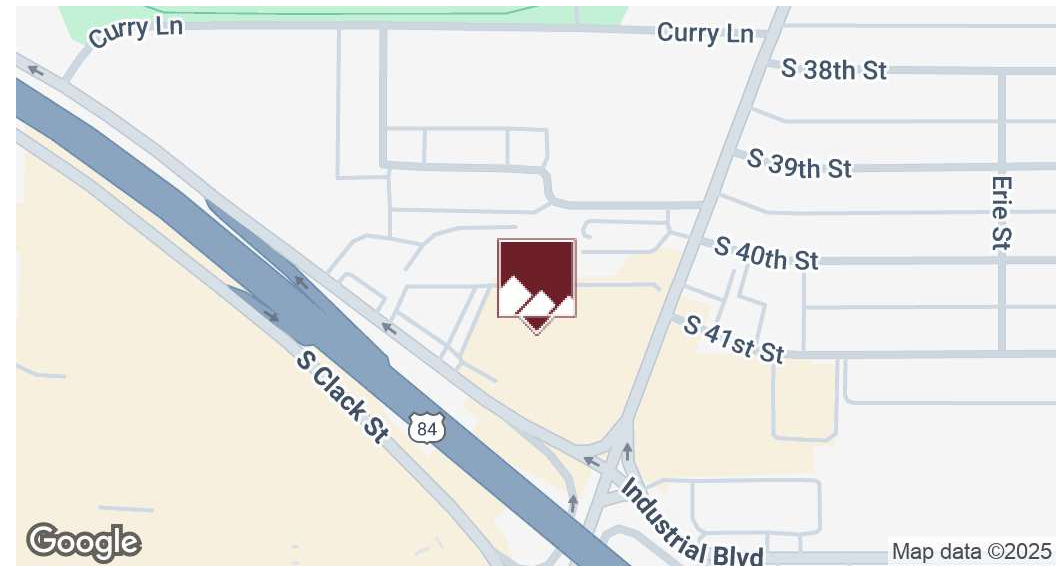
Trey Dennis

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Property Description

Located at 4102 Buffalo Gap Road, Crossroads Shopping Center is a 44,122-square-foot neighborhood retail center situated on approximately 12.4 acres. The property benefits from excellent visibility and direct frontage along Buffalo Gap Road (25,260 VPD) and Highway 84 (53,030 VPD), two of Abilene's most heavily traveled corridors. Within a 3-mile radius, the center serves a population of 51,907 with an average household income of \$75,508, offering strong demographics for retailers and investors alike.

Property Highlights

- Freeway Visibility | Signalized Intersection | Pylon Signage Availability
- Street Frontage: 698' on Buffalo Gap Rd
- TI: \$ Negotiable
- **Current Tenants:** PayMore Electronics, Anytime Fitness, Wingstop, Abilene Dental Care, Church of Jesus Christ of Latter Day Saints, Jayme's Boutique, Starz Vape, Little Ninja, Cricket Wireless, Star Nails, Abilene iPhone Repair, H&R Block

VIDEO

Spaces	Lease Rate	Space Size
Unit I	\$24.00 SF/yr	1,978 SF
Unit K	\$24.00 SF/yr	2,332 SF
Unit L	\$24.00 SF/yr	1,718 SF
Unit M	\$24.00 SF/yr	1,539 SF
Unit S	\$24.00 SF/yr	830 SF
Unit T-U	\$24.00 SF/yr	2,272 SF
Unit V	\$24.00 SF/yr	1,305 SF

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AVAILABLE UNITS



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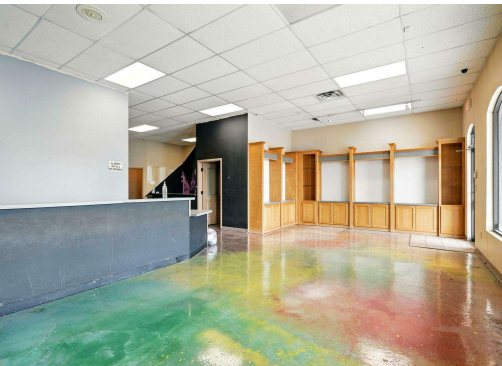
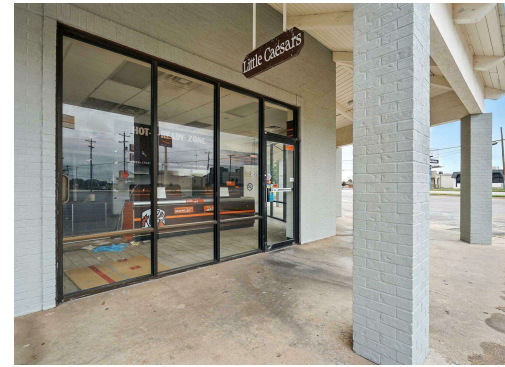
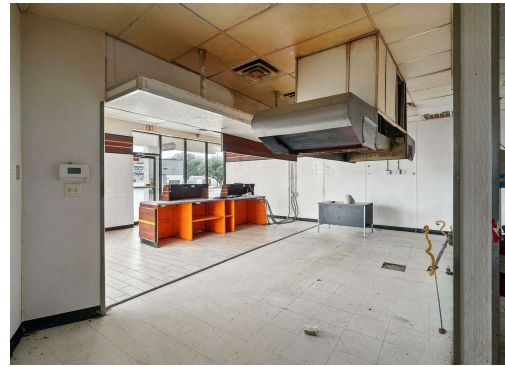
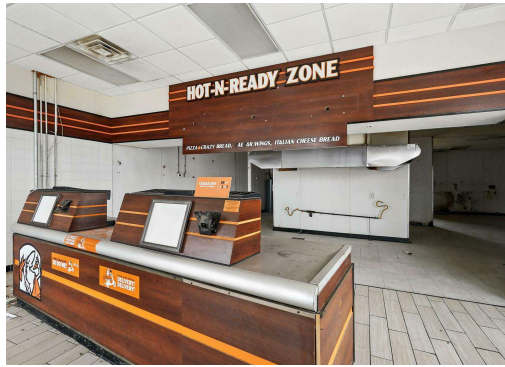
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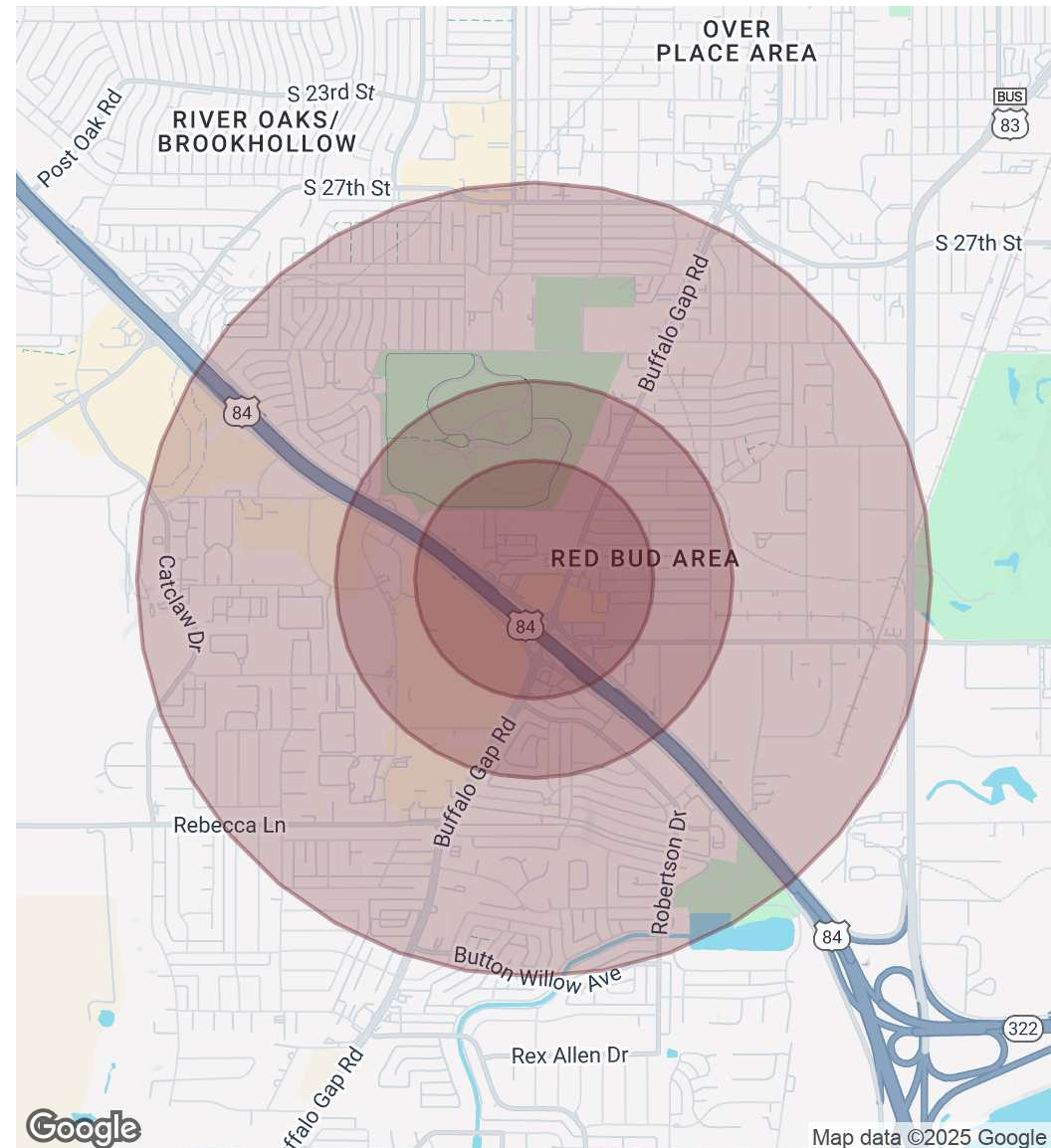
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	339	1,128	9,409
Average Age	40	39	40
Average Age (Male)	38	37	38
Average Age (Female)	42	41	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	140	488	4,251
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$71,083	\$69,824	\$73,845
Average House Value	\$163,516	\$200,617	\$249,648

Demographics data derived from AlphaMap



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