

FOR LEASE



1801 ESE Loop 323, Tyler, TX 75701

PALUXY PLAZA



LEASE RATE

\$16.00 SF/YR + NNN

OFFERING SUMMARY

Building Size:	8,947 SF
Available SF:	2,056 - 2,233 SF
Lot Size:	1.284 Acres
Renovated:	2010
Zoning:	C-1; Light Commercial
Traffic Count:	33,437

PROPERTY OVERVIEW

Two retail suites for lease on the hard corner of Loop 323 & Paluxy Drive in Tyler, TX. This center provides premium frontage visibility with high traffic counts. Surrounded by national brand retailers such as Starbucks, Dairy Queen, Crunch Fitness, Walmart Neighborhood Market, Texas Roadhouse and many more. Restaurant restriction.

PROPERTY HIGHLIGHTS

- Ample Surface Parking
- High Visibility
- 35' Pylon Signage & Facade Signage
- Rear Entry/Exit
- Multiple Ingress/Egress

Lease Brochure

PRESENTED BY:

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,056 - 2,233 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
End Cap - Suite 100	Available	2,056 SF	NNN	\$16.00 SF/yr	West end-cap. Former tenant was \$1 Jewelry Galore. Finish out provides an open floor plan with little to no demo needed to retrofit for new user.
End Cap - Suite 500	Available	2,233 SF	NNN	\$16.00 SF/yr	East end-cap. Currently in shell condition.

Lease Brochure

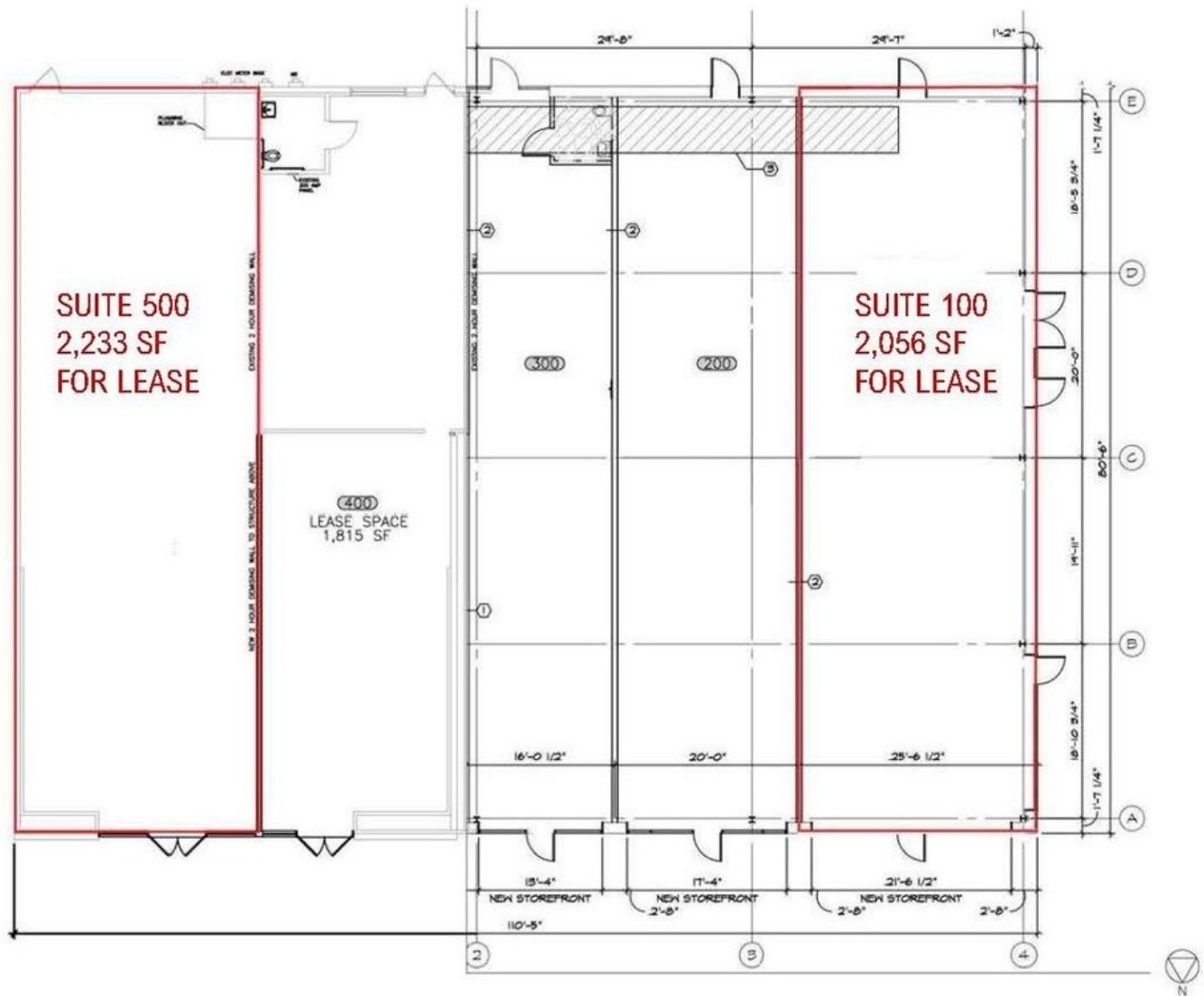
LEASE SPACES

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FLOOR PLAN

FOR LEASE



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SUITE 100

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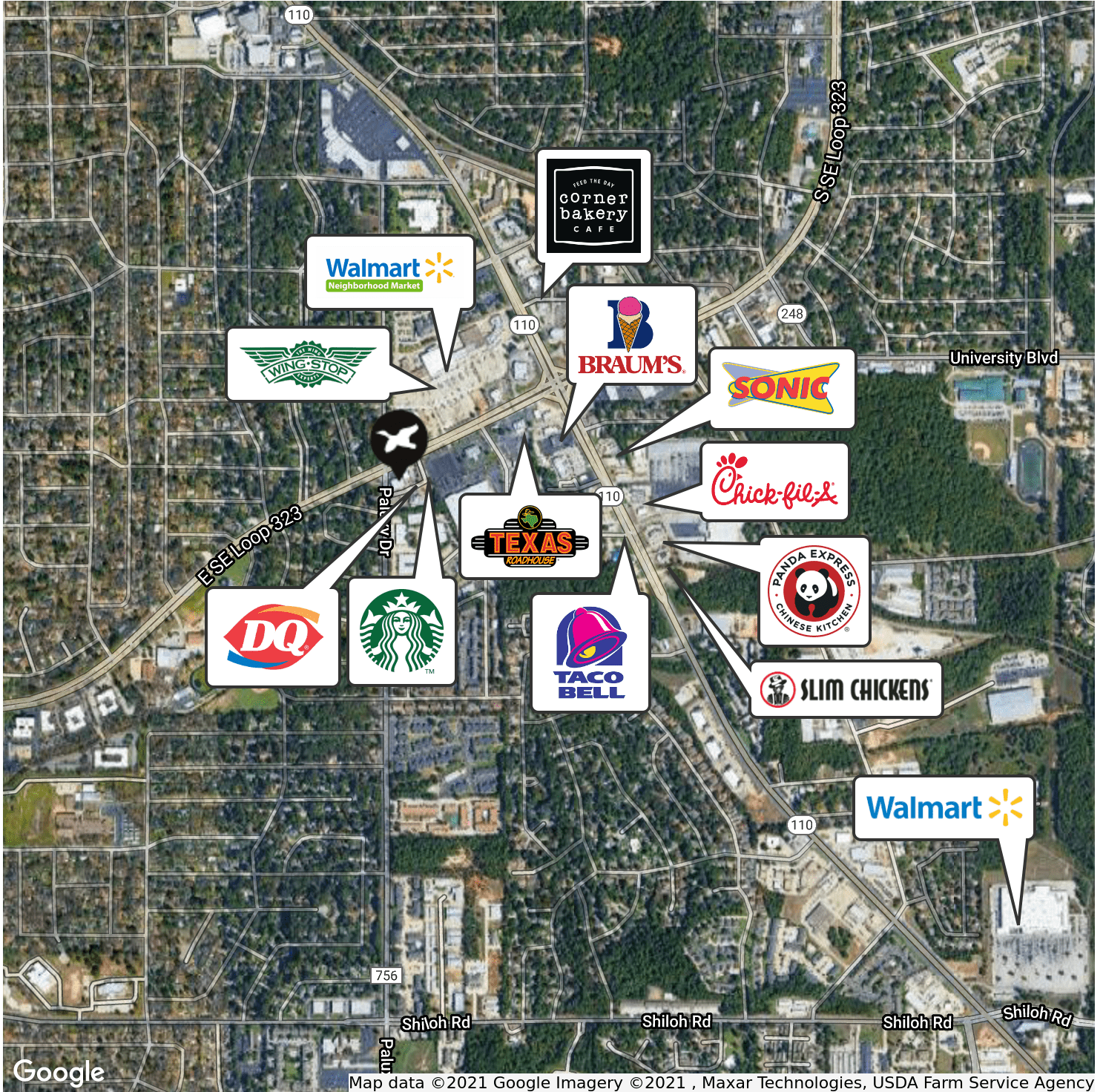
SUITE 500

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Lease Brochure
RETAILER MAP

