

## The Shops at Shiloh Road

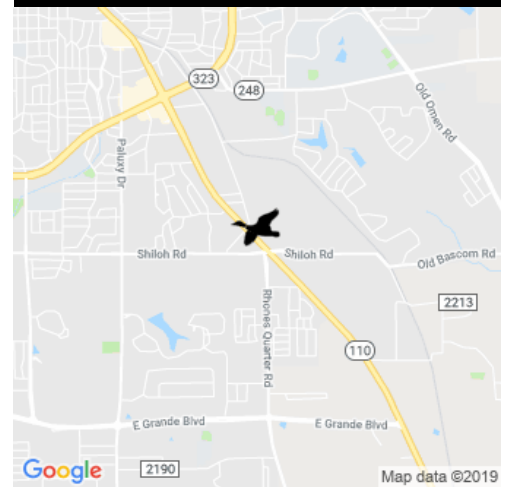
5011 Troup Hwy., Tyler, TX 75707



### Features

15,350 SF High Visibility retail center  
 6,666 sf End-cap available; Can be subdivided; Covered patient exit; Commercial generator supply  
 750 sf Interior available; Shell condition;  
 Large space can be subdivided  
 Signaled hard corner of Troup Hwy. (SH 110) and Shiloh Road;  
 SH 110 is a primary North/South thoroughfare  
 Directly across from neighborhood Wal-Mart Supercenter  
 Traffic count +/- 35,000 VPD  
 Convenient access to Tyler and Whitehouse markets

### LOCATION



### MEDICAL OFFICE FOR LEASE

Total SF: 15,350  
 Available: 7,416 SF  
 Min Contiguous SF: 750  
 Max Contiguous SF: 6,666  
 NNN Rate: \$18.00 Per SF/YR

### Contact

**Hagan Baker**  
 Associate - Office, Medical & Retail  
[hagan@draketexas.com](mailto:hagan@draketexas.com)