

EXECUTIVE SUMMARY

RETAIL PROPERTY FOR LEASE // NORTHWAY SHOPPING CENTER // 3701 NORTH 16TH STREET // ORANGE, TX 77632



OFFERING SUMMARY

Available SF: 600 - 18,500 SF

Lease Rate: \$7.00 - 12.00 SF/yr (NNN)

Lot Size: 10.0 Acres

Building Size: 113,457 SF

PROPERTY OVERVIEW

Northway Shopping Center enjoys convenient access to many of the city's major employment centers and residential neighborhoods on the major arterial joining downtown Orange with Interstate 10 and North Orange's residential areas.

The Property is anchored by Market Basket, a dominant grocery store chain in east Texas and southwest Louisiana headquartered nearby.

Other tenants include Family Dollar, Pizza Hut and an Exxon/Mobil convenience market.

LOCATION OVERVIEW

Strategically located at the Northwest corner of Interstate 10 and State Highway 87 (N 16th Street) in Orange, Texas



RUBIN KREMLING, CPM, CCIM

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AVAILABLE SPACES

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LEASE TYPE		NNN
TOTAL SPACE		600 - 18,500 SF
LEASE TERM		NEGOTIABLE
LEASE RATE		\$7.00 - \$12.00 SF/YR



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AVAILABLE SPACES



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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
3713	3,050 SF	NNN	\$10.00 - \$12.00 SF/yr
3719	750 SF	NNN	\$10.00 - \$12.00 SF/yr
3721	1,550 SF	NNN	\$10.00 - \$12.00 SF/yr
3727A	1,500 SF	NNN	\$10.00 - \$12.00 SF/yr
3727B	850 SF	NNN	\$10.00 - \$12.00 SF/yr
3727C	650 SF	NNN	\$10.00 - \$12.00 SF/yr
3727D	600 SF	NNN	\$10.00 - \$12.00 SF/yr
3727E	800 SF	NNN	\$10.00 - \$12.00 SF/yr
3727F	1,000 SF	NNN	\$10.00 - \$12.00 SF/yr
3744	2,716 SF	NNN	\$10.00 - \$12.00 SF/yr
3745	4,200 SF	NNN	\$10.00 - \$12.00 SF/yr
3747	7,500 SF	NNN	\$10.00 - \$12.00 SF/yr
3749	18,500 SF	NNN	\$7.00 SF/yr
3777	888 - 2,800 SF	NNN	\$10.00 - \$12.00 SF/yr



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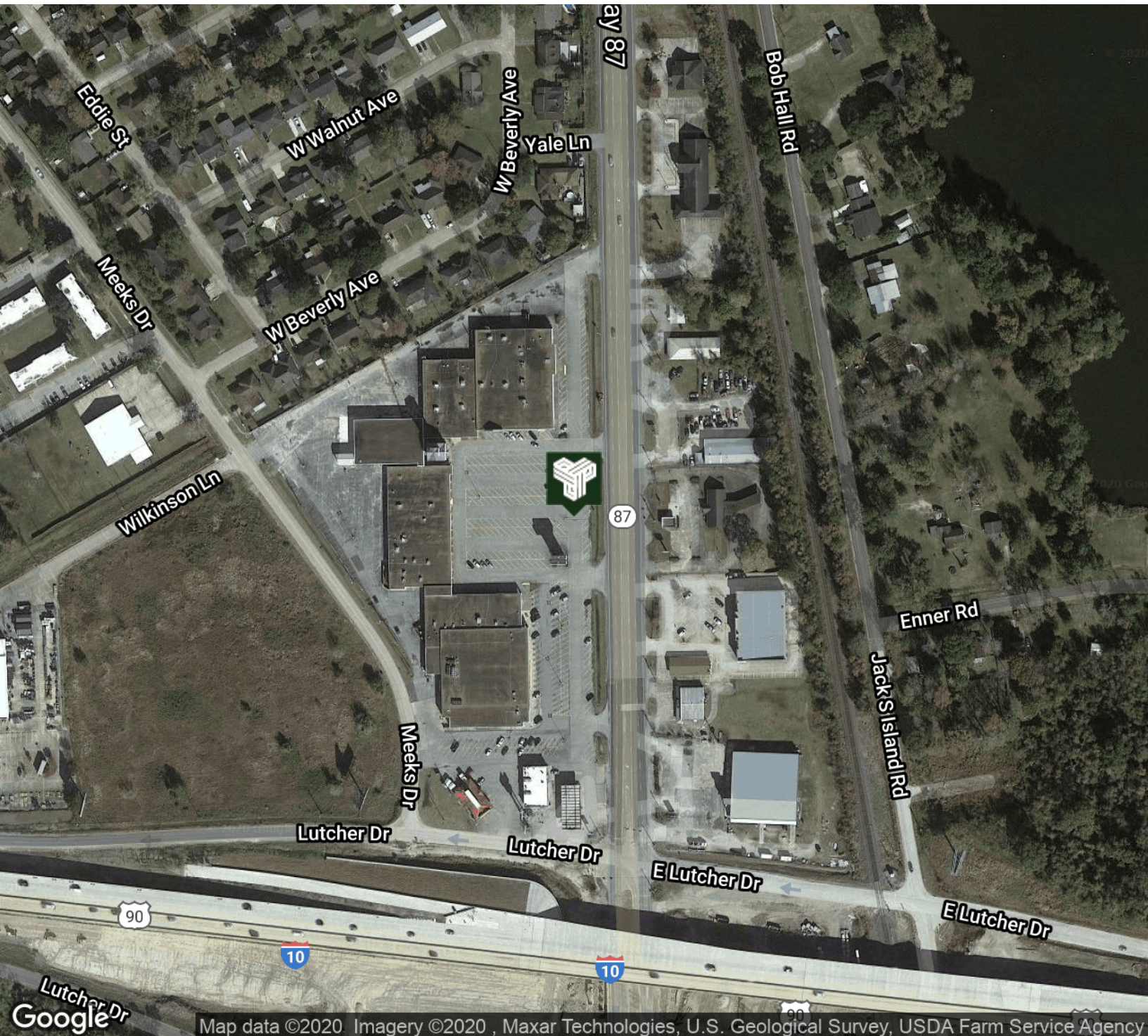
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LOCATION MAPS



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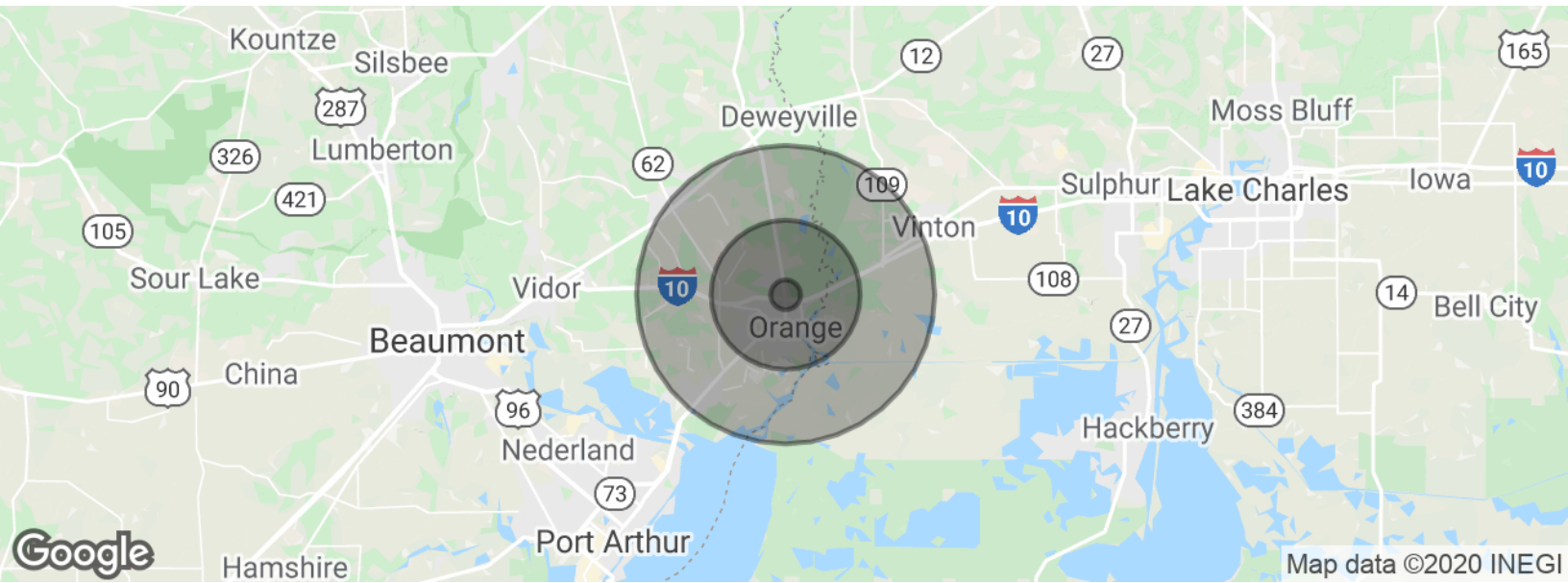
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,684	28,289	49,151
Median age	41.2	41.9	40.4
Median age (Male)	41.2	42.2	39.9
Median age (Female)	41.1	42.1	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,194	11,961	19,573
# of persons per HH	2.2	2.4	2.5
Average HH income	\$56,229	\$58,635	\$61,162
Average house value	\$104,277	\$94,668	\$98,472

* Demographic data derived from 2010 US Census



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