

# The Shoppes at Port Arthur

8825 Memorial Boulevard Port Arthur, TX



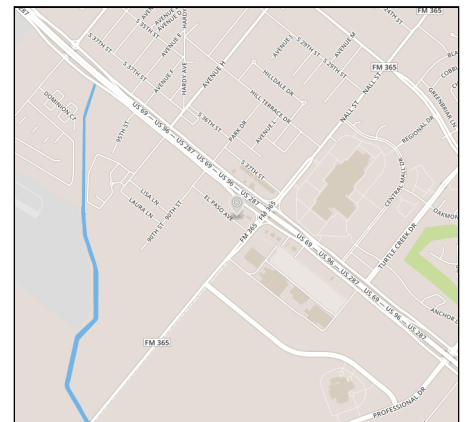
2,519 SF AVAILABLE



## Property Highlights

- » 96,000-square-foot\* power center anchored by Ross Dress for Less, Best Buy, Petco and Dollar Tree.
- » Strategically located at the intersection of Highway 69 and FM 365.
- » Situated in a major retail corridor across from a regional mall anchored by Dillard's, JCPenney, Sears and Target. Other nearby retailers include Lowe's and Walmart.
- » Offers excellent visibility.

\*Approximate.



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# The Shoppes at Port Arthur

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## Property Lineup and Square Footage

Available	2,519	Petco	15,257	Dollar Tree	9,000
CBD American Shaman	1,260	Ross	30,169	Buffalo Wild Wings	6,000
Eyemart	3,981	Schlottsky's	3,500	H&R Block	1,840
Best Buy	20,476	Tic Tac Nails	1,875	<b>Total</b>	<b>95,877</b>

## Market Data

Demographics**	1 Miles	3 Miles	5 Miles
2019 Estimated Population:	4,157	38,377	77,327
2019 Estimated Daytime:	8,966	30,607	61,605
2019 Estimated Households:	1,845	16,679	29,921
2019 Estimated Avg. Household Income:	\$67,630	\$82,607	\$74,240

Not to scale. \*NOT A PART. \*\*Source: SitesUSA.

## Anchors

**ROSS**  
DRESS FOR LESS

**BEST BUY**

**PETCO**

**DOLLAR TREE**

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