

# Nacogdoches Marketplace II

## Nacogdoches, Texas



Nacogdoches, Texas is the region's retail, medical, educational and cultural center. Strong demographics are enhanced by 13,000 students at Stephen F. Austin University. Nacogdoches Marketplace II is

in the market's growth area at Highway 59 and 224 Loop, with average traffic of 38,000 + cars per day. The center is shadowed by Lowe's, Wal-Mart Super Center, and Staples, and anchored by Bealls Department Store and Shoe Show.

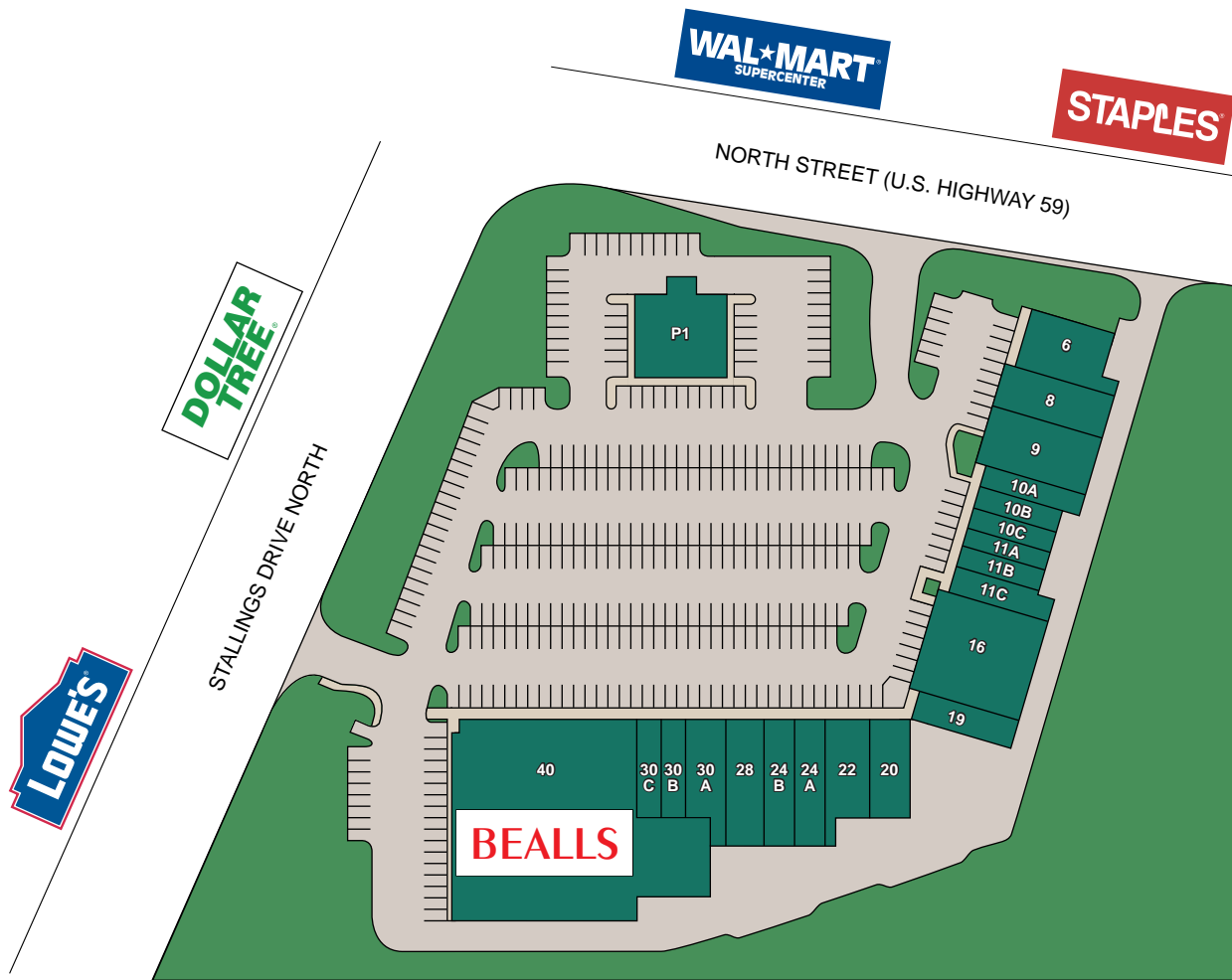
- Project Size: 365,000 sq. ft.
- Opened: 1999 / New Development: 2nd Quarter 2007

ANCHOR TENANTS			
Wal-Mart Super Center	(Shadow Anchor)		
Lowe's	(Shadow Anchor)		
Bealls Department Store		35,000 sq. ft.	
Shoe Show		4,600 sq. ft.	
Maurices		4,500 sq. ft.	
AVERAGE VEHICLES PER DAY			
38,000			
DEMOGRAPHICS			
		POPULATION	AVG. HH INCOME
10 MILES		46,570	\$48,625
15 MILES - S&W		101,744	\$49,947
25 MILES - N&E			



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### TENANT LIST

P1	NACOGDOCHES COMMERCIAL BANCSHARES (OUTLOT)	5,100 SF
6	RETAIL	3,500 SF
8	RADIO SHACK	2,400 SF
9	PETSENSE	4,300 SF
10A	CHECK INTO CASH	1,600 SF
10B	WEIGHT LOSS CHANGES	1,200 SF
10C	RETAIL	1,200 SF
11A	PAPA MURPHY'S PIZZA	1,400 SF
11B	WING STOP	1,600 SF
11C	UNITED CELLULAR	1,600 SF
16	URGENT DOC	4,800 SF
19	FAIRY NAILS	1,600 SF
20	IT'S FASHION	3,200 SF
22	MAURICES	4,563 SF
24A	THE LOAN DEPOT	2,200 SF
24B	GAME EXCHANGE	2,300 SF
28	SHOE SHOW	4,325 SF
30A	NIJIYA RESTAURANT	3,300 SF
30B	SPORT CLIPS	1,500 SF
30C	SALLY BEAUTY	1,600 SF
40	BEALLS DEPARTMENT STORE	35,000 SF



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