

For Lease

Central Mall
3100 FM 365
Port Arthur, TX 77642

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Port Arthur Central Mall | For Lease

Property Profile

Details

Lease Rate	See broker
Lease Type	See broker
Space Available	± 14,656 SF (with exterior storefront and mall access)
Zoning	PD

Features

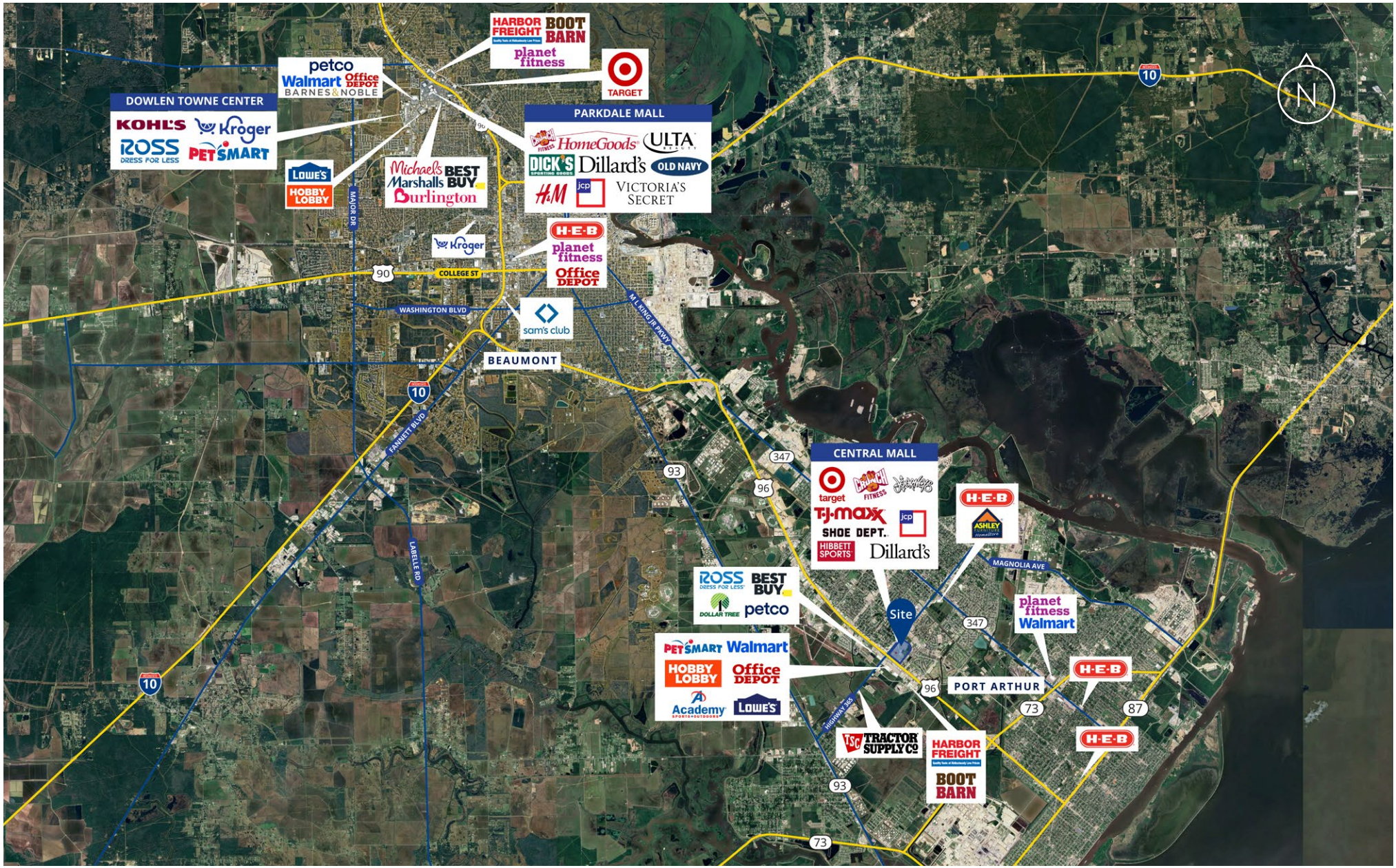
- Port Arthur's only regional enclosed mall serving as the trade areas primary shopping destination
- Excellent co-tenancy anchored by Dillard's, JC Penney, Target, TJ Maxx, Burlington (planned), Dunham Sports and more...
- Crunch Fitness and the newly opened Altitude Trampoline Park (opened August 2026) is driving immense, family-focused traffic, peaking at 16,097 visits during its opening weekend in August 2026
- Very strong sales and occupancy trajectory with full project redevelopment and rebranding underway with new ownership and management
- Extremely well located along Hwy 287 & FM 365 with exceptional vehicular traffic counts and multiple full movement access points
- Newly constructed pylon signage opportunities in progress
- Traffic Momentum: Sustained Annual Growth (2024 vs. 2025): Annual visits increased to 3.5M in 2025, representing a +22.2% increase over 2024's 2.8M visits
- YTD Growth (through August): Year-to-date traffic grew to 2.6M visits (up +20.0% compared to 2.1M visits during the same period in 2025)
- Community and Family-friendly Events: Over 50 activations driving strong regional foot traffic
- Recurring Community & Wellness Programs
- High-traffic Seasonal and Holiday celebrations



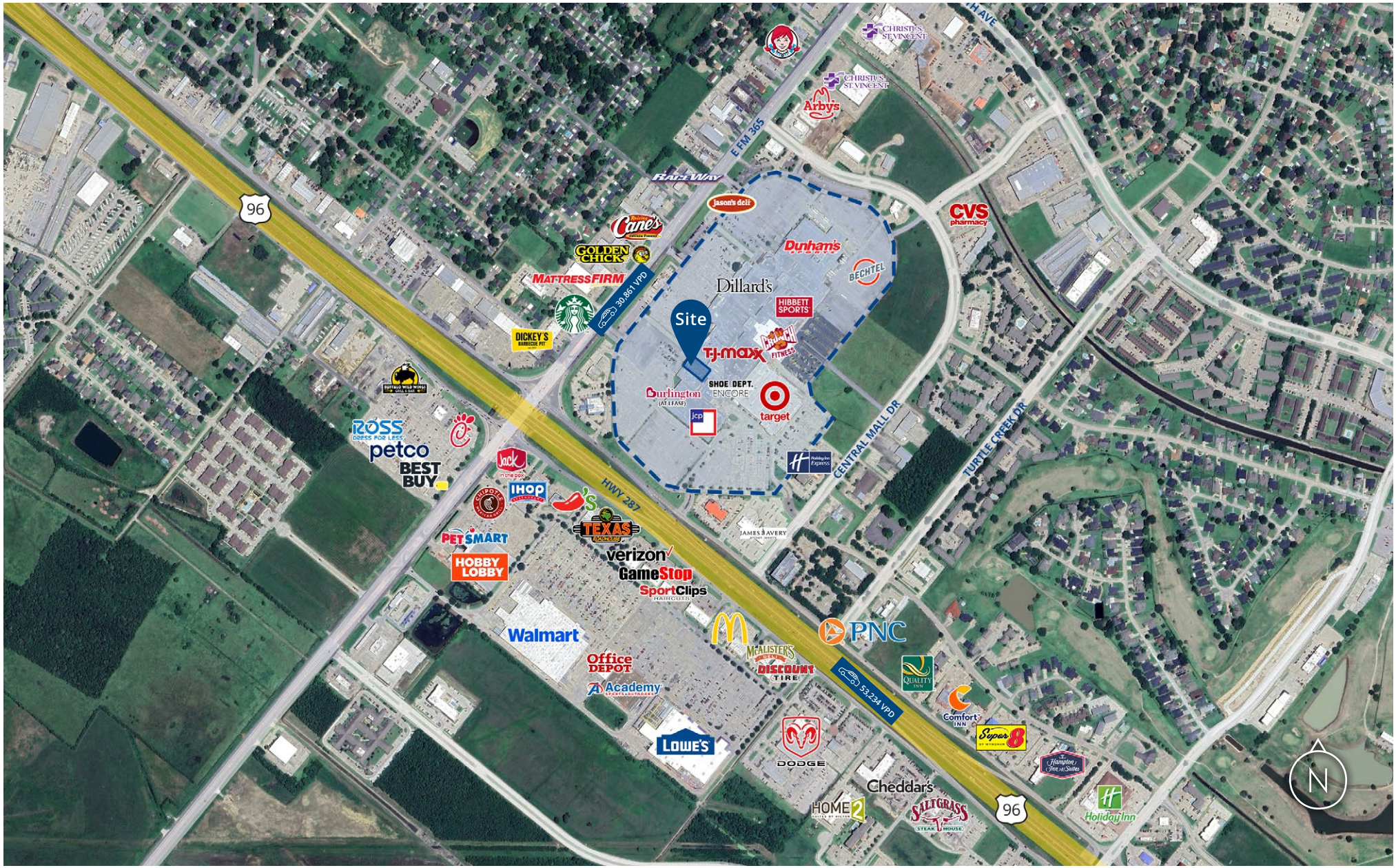
Key Co-tenancy

Dillard's · TJ maxx · Burlington · target · jcp · Crunch Fitness · Altitude Trampoline Park · Dunham's Sports · five BELOW

Market Aerial



Intersection Aerial

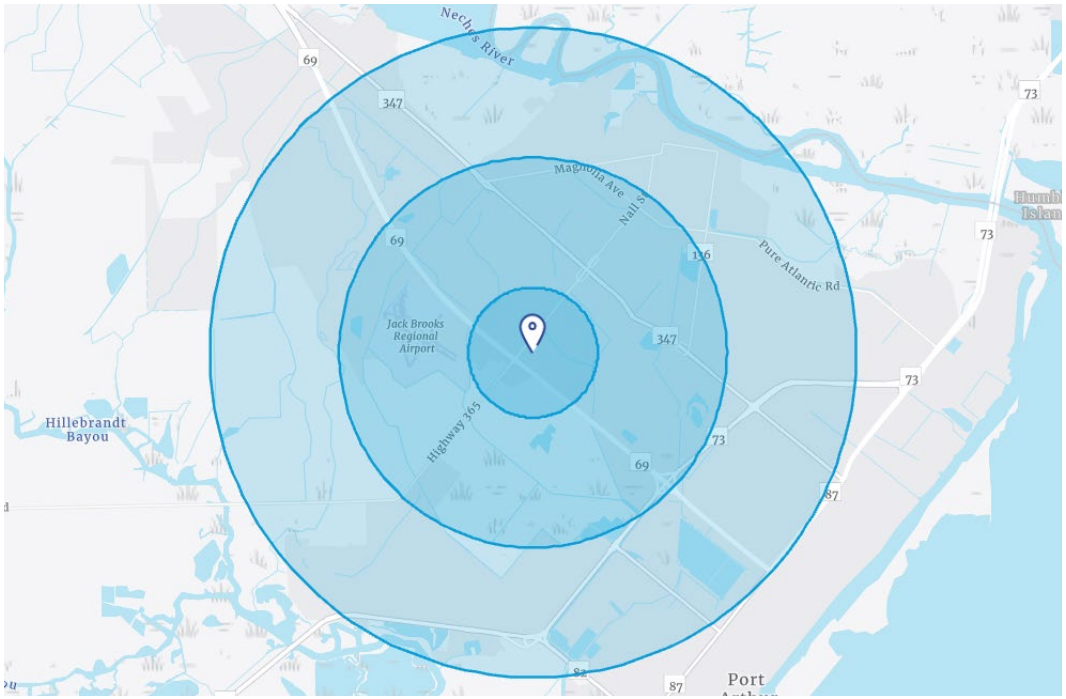


Lease Plan


N
Site
Dillard's
T.J.maxx
five BELOW
Burlington
(AT LEASE)
JCPenney
SHOE DEPT.
ENCORE
CATO
HIBBETT
target
CRUNCH FITNESS
Dunham's SPORTS
ALTITUDE TRAMPOLINE PARK
MECHANICAL PENTHOUSE AREA

Demographics*

** Demographic data derived from esri 2020*



	1 Mile	3 Miles	5 Miles
Population	9,182	42,917	91,080
Households	4,008	17,601	32,600
Average HH Income	$83,083	$103,163	$95,316
Median HH Income	$51,712	$103,163	$95,316

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