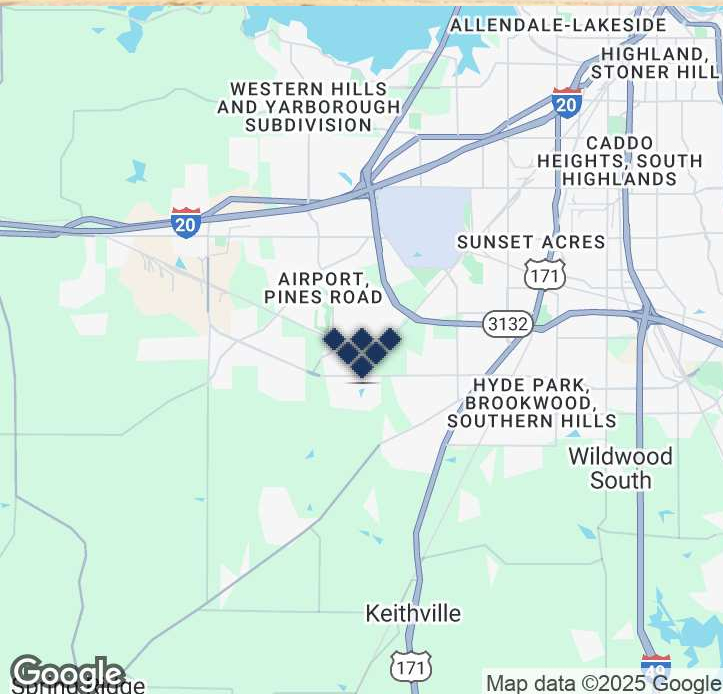




Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	2,800 SF

Property Overview

The property features significant frontage, ample parking, and a 2,800 SF retail space available within the center. Its layout and accessibility make it well-suited for a variety of retail or service-oriented businesses.

Location Overview

Positioned along W. Bert Kouns Industrial Loop (LA 526), the property is less than three miles from Mansfield Road and under five miles from Interstate 20. The surrounding five-mile trade area includes over 33,000 residents, supporting a strong customer base. This central location offers high visibility and convenient access for both local and regional traffic.



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,800 SF	Lease Rate:	\$12.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
■ 5122 W Bert Kouns	Available	2,800 SF	NNN	\$12.00 SF/yr