

For Lease

Retail

1,500 - 2,900 SF



3223 N State Line Ave

Texarkana, Texas 75503

Property Highlights

- Located on the corner of N. Stateline and College Dr.
- High Traffic Area;
- Nearby businesses include Sherwin Williams, Auto Zone, Cash America Pawn, and Legends Gym;

Property Description

Former Audio Center location in Texarkana, TX;

Building also available for sale;

OFFERING SUMMARY

Available SF	1,500 - 2,900 SF
Lease Rate	\$750.00 - 1,750.00 per month (NNN)
Building Size	9,360 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	9,184	\$43,823
3 Miles	48,530	\$46,358
5 Miles	72,702	\$48,792

For more information

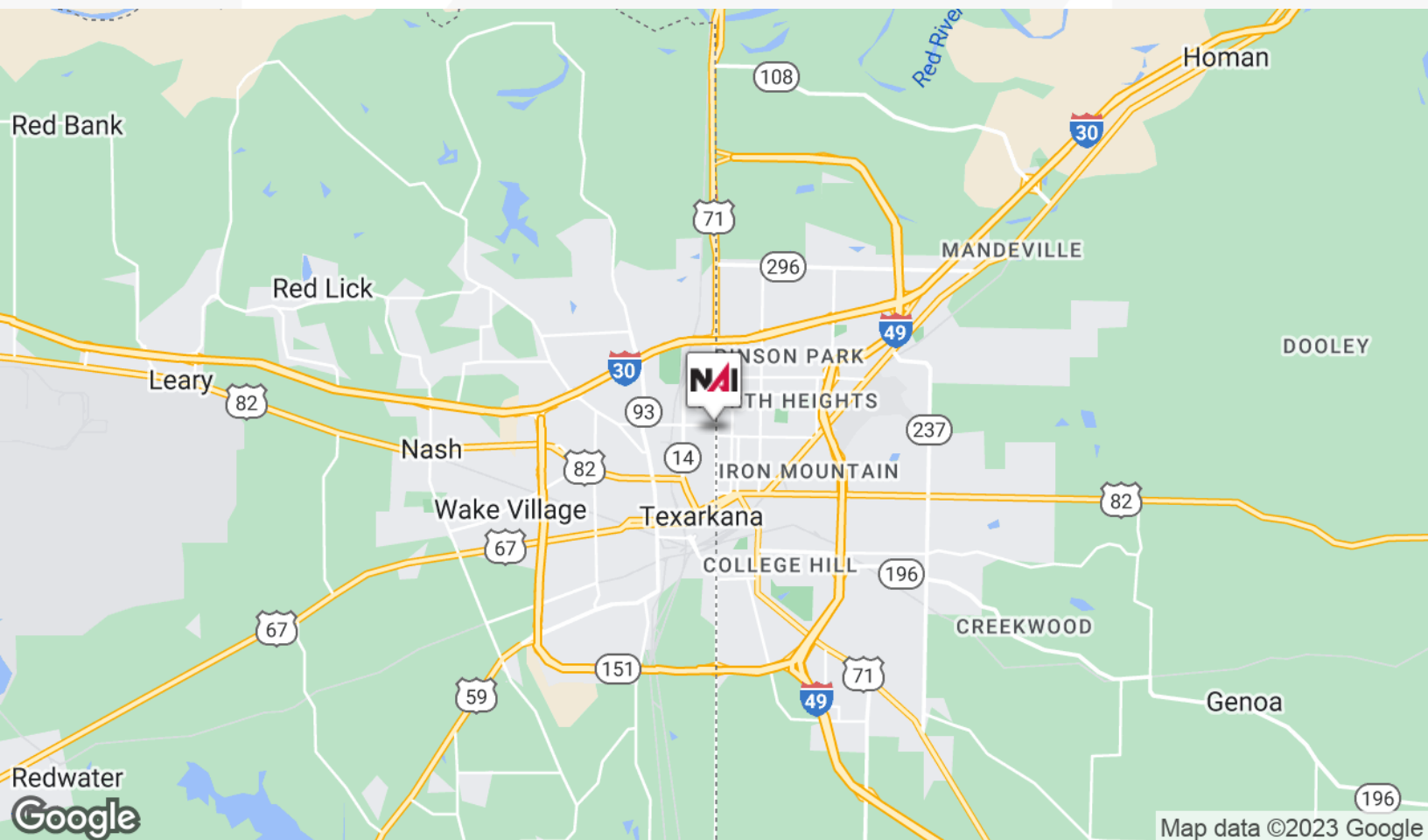
Jerry Brewer

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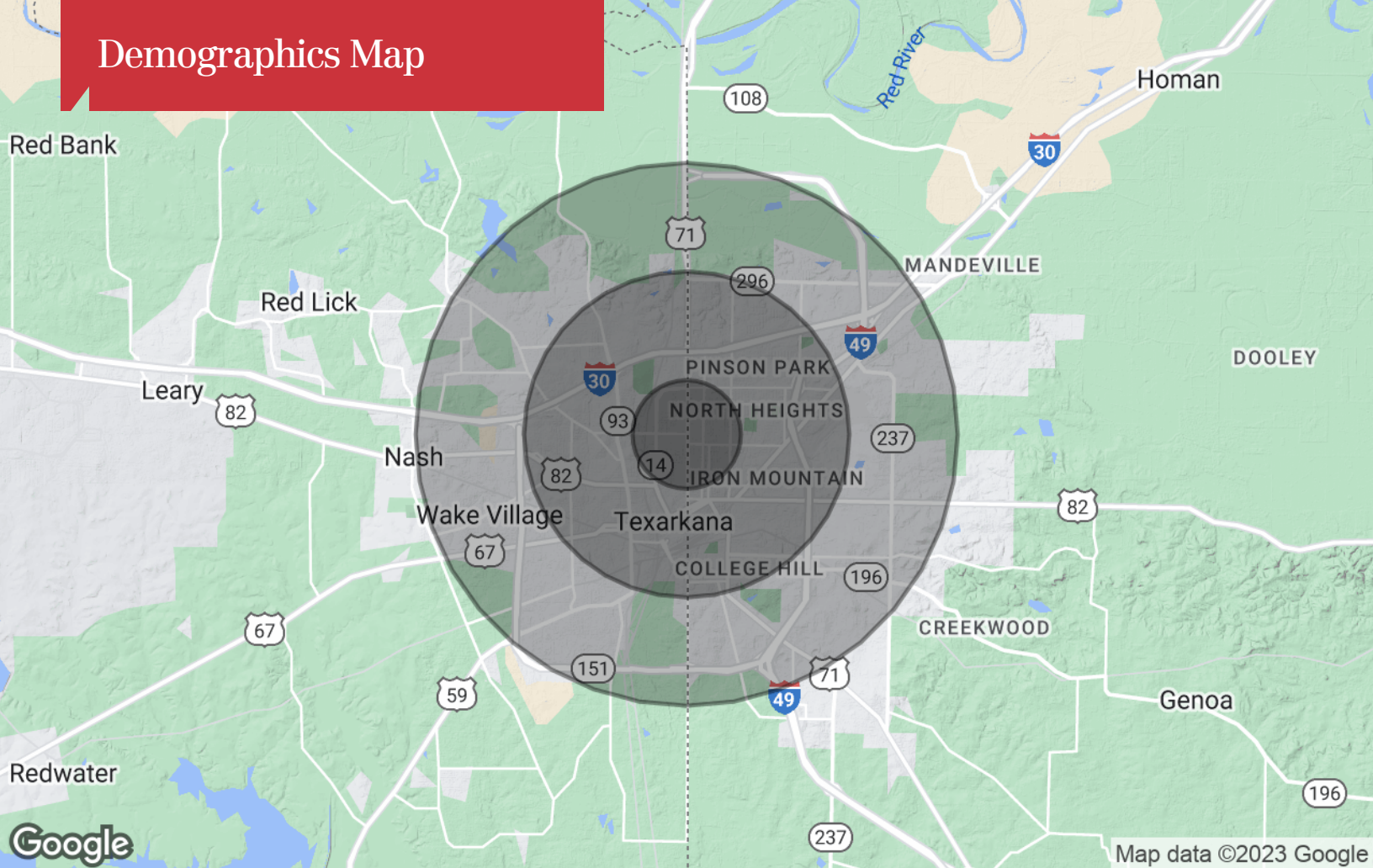
Additional Photos



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,184	48,530	72,702
MEDIAN AGE	36.3	35.3	35.4
MEDIAN AGE (MALE)	33.9	33.6	33.0
MEDIAN AGE (FEMALE)	39.8	37.2	38.1

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,753	18,823	28,028
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$43,823	\$46,358	\$48,792
AVERAGE HOUSE VALUE	\$85,311	\$117,111	\$122,626

Race

	1 Mile	3 Miles	5 Miles
% WHITE	66.3%	55.3%	57.6%
% BLACK	32.9%	41.2%	38.8%
% ASIAN	0.1%	0.5%	0.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.6%	0.6%
% OTHER	0.5%	2.4%	2.3%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	5.5%	4.4%	4.6%

* Demographic data derived from 2020 ACS - US Census

Retailer Map

