

## Edgewood Shopping Center

1200 N. Mockingbird Ln., TX 79603



### DESCRIPTION:

Neighborhood center is located near Hardin-Simmons University, Abilene High School, and Sears Park Mall area, in Northwest Abilene. The shopping center is situated inside of the loop around Abilene at the intersection of N Mockingbird Lane and N 12<sup>th</sup> St. It is anchored by Dollar Tree, Family Dollar, Rent-A-Center, and the North Branch Library with five other national and local tenants. La Michoana Meat Market is also in-line with our shopping center.

### SPECIFICATIONS:

Total Space Available: 11,101 SF  
 Rental Rate: \$10 /SF/Year  
 NNN: \$2.01/SF/Year  
 Property Type: Shopping Center  
 Gross Leasable Area: 85,745 SF  
 Lot Size: 7.728 AC

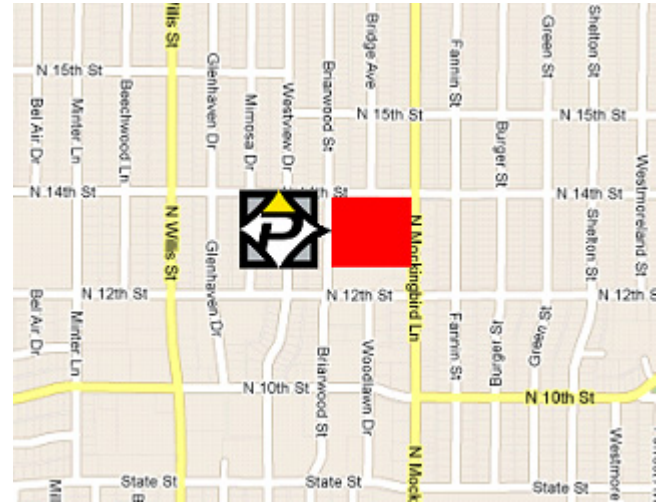
### TENANTS:

Dollar Tree	Rent-A-Center
Family Dollar	Little Caesars Pizza
Abilene North Branch Library	Boost Mobile
First Financial Bank (ATM)	REMCO Insurance
Radiant Life Church-Storage	Cajun Cones (LOT)

### TRAFFIC COUNTS (2018):

Mockingbird Lane (South): 15,136, North: (17,407)  
 14<sup>th</sup> St. (West): 4,942  
 12<sup>th</sup> St. (West): 4,824

*NWC of N. Mockingbird Ln. & N. 12<sup>th</sup> St.  
 Near Hardin-Simmons University & AHS.*



### AVAILABLE SPACE:

Suite 1334: 3,280 SF between Library and Dollar Tree.  
 Suite 1350: 5,000 SF in building out front, along Mockingbird Ln.  
 Suite 1368: 2,821 SF in building out front, along Mockingbird Ln.  
 There is also a vacant building behind the shopping center for lease.

### DIRECTIONS:

From East or West, Take 1-20 BUS through center of Abilene. Go North on N. Mockingbird Lane. for 0.9 miles to N 12<sup>th</sup> St. Shopping Center is on the Left.

From South, go North (any road) into center of Abilene to I-20 BUS. Go North on N. Mockingbird Lane. for 0.9 miles. Shopping Center is on the Left.

From North, take I-20 E and exit at Exit 286A for US-83 BUS to Abilene. Keep Left at fork, follow signs for Grape St. Turn Left at Grape St. Drive 1.4 miles then turn Right at 18<sup>th</sup> St. Drive 1.1 miles and turn Left at N. Mockingbird Lane. Shopping center will be on right after 0.4 miles.

### LEASING INFORMATION:

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