



Limestone Square Shopping Center

501 E. Yeagua St. (Hwy 164)
Groesbeck, TX 76642 (Limestone County)



DESCRIPTION:

Neighborhood shopping center is located in the South-Central part of Groesbeck, along the main Highway that goes through town. Anchored by Brookshires Grocery & Family Dollar, center includes standard mix of retail tenants.

SPECIFICATIONS:

Total Space Available: 15,835 SF
Rental Rate: \$5-8/SF/Year
NNN: \$1.69/SF/Year
Property Type: Shopping Center
Gross Leasable Area: 63,410 SF
Lot Size: 5 AC

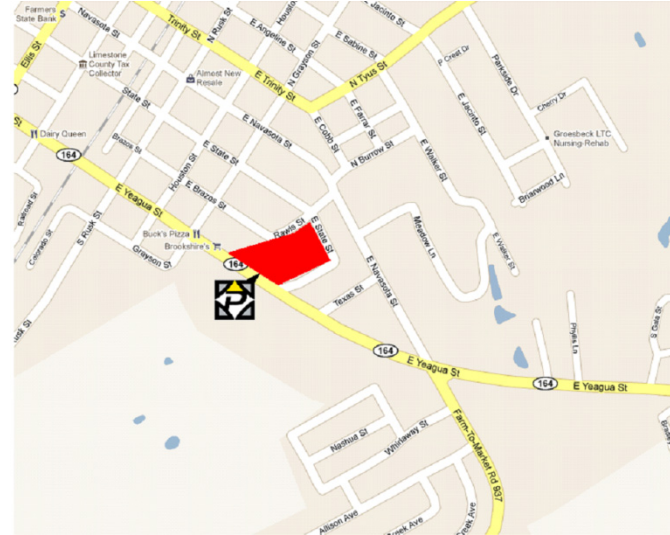
TENANTS:

Brookshire's Grocery	Limestone Nutrition
Family Dollar	Chau Beauty Salon
Win Hing Chinese Restaurant	California Nails
Samuel Baber, DDS	Diamonds & Dust
Scrub-Tub Laundromat	

TRAFFIC COUNTS (2018):

E Yeagua St. (NW): 6,700, (SE): 5,051
Ellis St. (SW): 8,546, (NE): 8,557

North of E Yeagua St (Hwy 164) & E State St.



AVAILABLE SPACE:

Suite 507: 2,275 SF
Suite 515a: 7,980 SF
Suite 517: 5,880 SF

DIRECTIONS:

From East or West, take Hwy 164 (E. Yeagua St.) into Groesbeck. Shopping center will be on North side of Hwy 164.

From North or South, take Hwy 14 to Hwy 164 (E. Yeagua St.). Go East on Hwy 164. Shopping center will be on North side of Hwy 164 after 0.3 miles.

LEASING INFORMATION:

Cole Finley
972.632.1123
cole@pinnaclepropertyco.com

Kyle Finley
972.632.1124
kyle@pinnaclepropertyco.com