

## Triple Creek Shopping Center

110 Triple Creek Dr., Longview, TX 75601



### DESCRIPTION:

Neighborhood center is in the heart of Longview, at the Judson Rd. (Spur 502) & Triple Creek Dr. intersection. It is anchored by Nationstar Mortgage, Gymbox, & Posado's Café with eight other local and national tenants. It is one of three shopping centers within 1.5 mile radius.

### SPECIFICATIONS:

Total Space Available: 3,000 SF  
Rental Rate: \$12/SF/Year  
NNN: \$2.36/SF/Year  
Property Type: Shopping Center  
Gross Leasable Area: 117,717 SF  
Lot Size: 12 AC

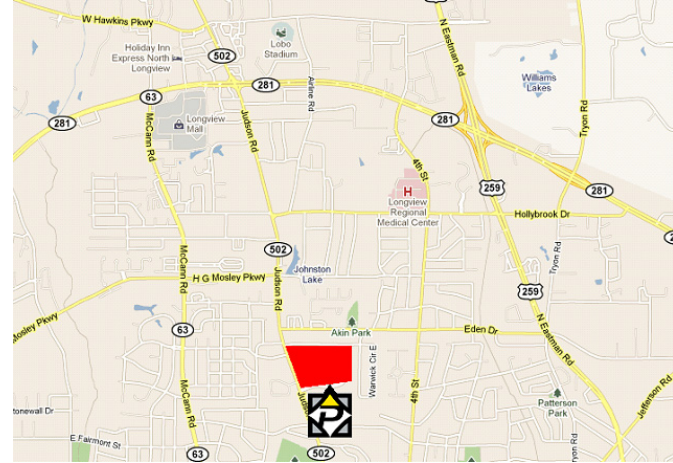
### TENANTS:

Mr. Cooper	Planet Fitness
Posado's Café	Lincare
Sola Salon	Finger Wave Salon
Armstrong McCall Beauty Supply	Merry Maids
Motion Church	Domino's Pizza
Kranz Psychological Services	Crossfit

### TRAFFIC COUNTS (2018):

Judson Rd. (South): 21,000, (North) 13,868

NEC of Judson Rd. (Spur 502) & Triple Creek Dr.



### AVAILABLE SPACE:

Suite 10a: 3,000 SF. It is warehouse/storage space for lease.

### DIRECTIONS:

From US-80, go North on Judson Rd (Spur 502) for 1.3 miles then turn Right on Triple Creek Drive.

From Loop 281, go South on Judson Road (Spur 502) for 1.7 miles then turn Left on Triple Creek Drive.

### LEASING INFORMATION:

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