

4590 SF RETAIL / OFFICE FOR LEASE

1506 S. Main St | Lindale, TX



\$6,500/MONTH + NNN

Samuel Scarborough, CCIM
Scarborough Commercial Real Estate
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THE SPACE

Location	1506 S. Main St Lindale, TX, 75771
Square Feet	4,590
Annual Rent PSF	\$16.99
Lease Type	NNN

HIGHLIGHTS

- Located at 1506 S Main St, Lindale, TX, this commercial property is strategically positioned in the heart of Lindale. With 160 feet of frontage on Hwy 69 and a daily traffic count of 24,119 vehicles, it offers unbeatable visibility and accessibility.
- There are 6 offices, retail space or showroom, 10x10 overhead roll up door, bathroom, and washer and dryer connections. With 4590 SF of versatile office and retail space, the possibilities for your business are limitless.
- The area surrounding the property includes a mix of residential neighborhoods, local businesses, and major retailers. Notable nearby businesses include Brookshire's Grocery Store -- just .75 miles away, CVS, and Dairy Queen.
- Lindale's strategic location provides convenient access to major transportation routes, such as Highway 69 and Interstate 20, making it an ideal location for businesses looking to serve both local and regional markets.
- This property is also for sale for \$1,250,000.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,864	13,638	21,670



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$90,883	\$105,899	\$108,843

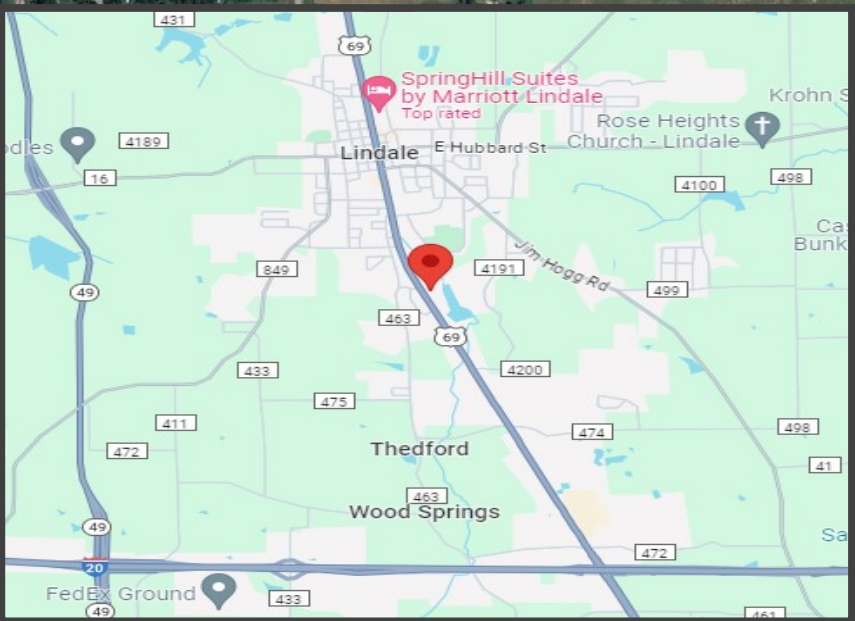
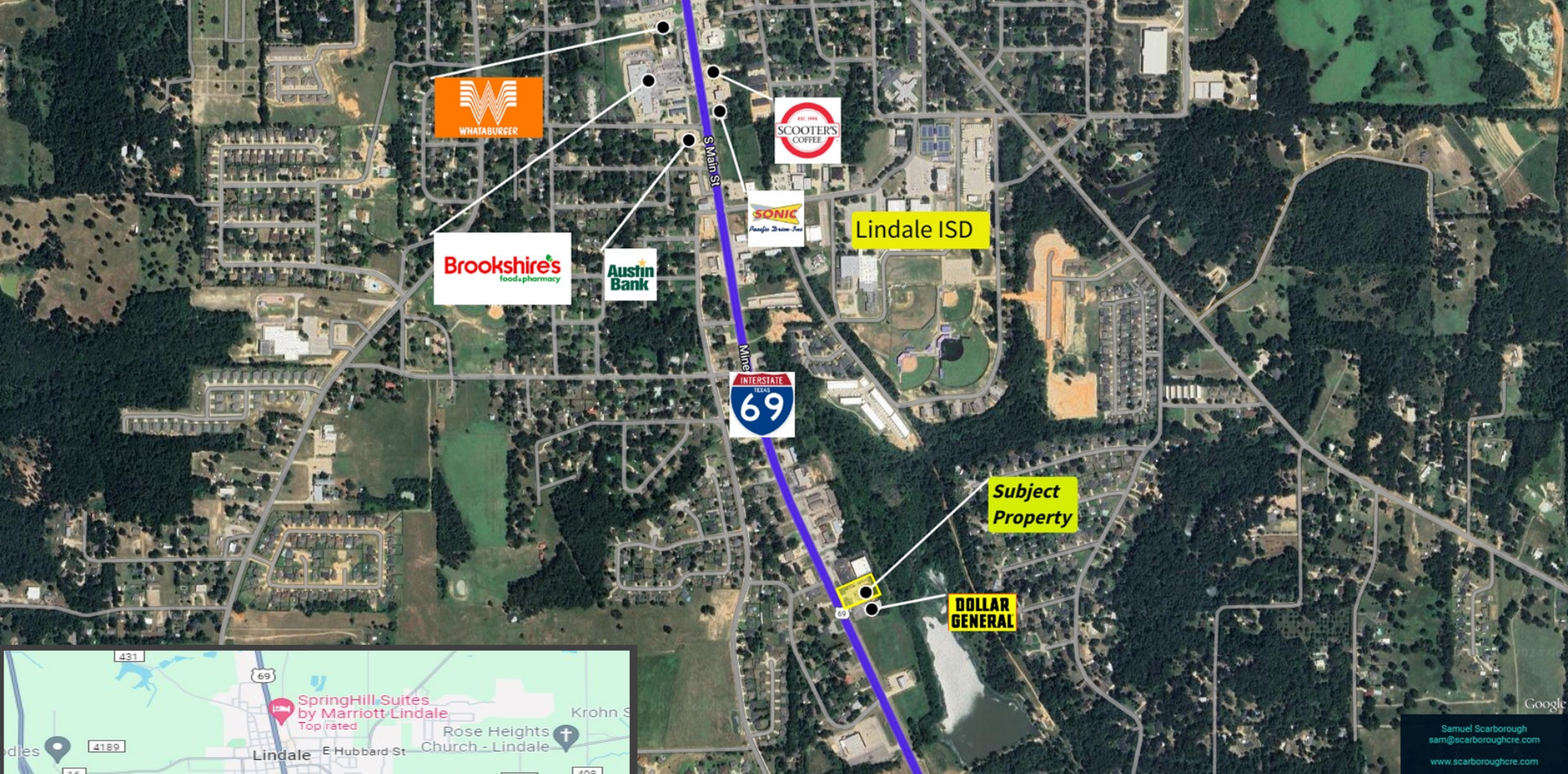


NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,379	5,001	8,088



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Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.