

3701 Fairway | Wichita Falls, TX

Property Description

Market Street Plaza is an exclusive new 20,000 square foot shopping center located adjacent to United Market Street Supermarket at the corner of Kell Freeway/U.S. Highway 82 and Fairway Boulevard. This site is a prime retail location because of its proximity to major retail, residential areas and highly traveled thoroughfares. Co-tenants in the shopping center include Subway, Comet Cleaners, Sun Point Tanning Center, Kim's Nail Salon and Back to Basics Chiropractic. Market generators are the co-tenants as well as United Market Street Supermarket, Baymont Inn and Days Inn, which are all within walking distance of the site.

There are an estimated 17,000 households with a population of over 40,000 individuals within three miles of the site.

- Offering Price: \$15/square foot + NNN (yearly)
- Space Sizes: Starting at approximately 1,500 SF
- Zoning: General Commercial
- Landlord's Work:
 - Concrete floor
 - Plumbing/electricity stubbed in
 - Perimeter walls constructed, taped & bedded
 - HVAC unit (load calculated for normal retail
 - Exterior doors and hardware

Contribution: Up to \$15/sq. ft. to finish out space after review of tenant's drawings and details



Nearby Businesses

- Comet Cleaners
- Back to Basics Chiropractic
- United Market Street
- Walgreens Pharmacy
- Days Inn
- Baymont Inn
- FRESH Donuts
- Ashley Furniture
- HomeZone
- First National Bank

Schaaf & Clark 
2601 Harrison
Suite 200

Wichita Falls, TX 76308

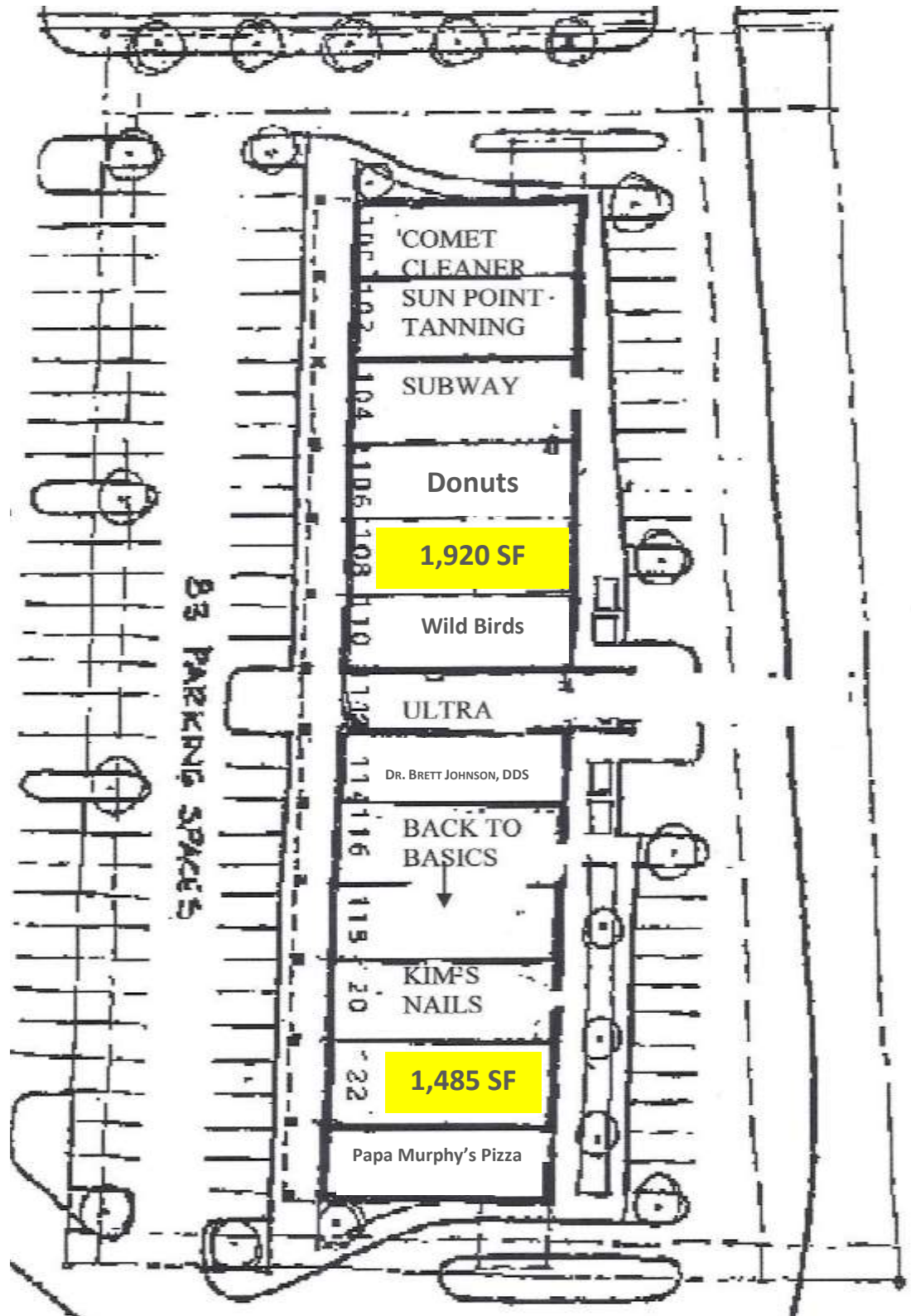
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Aerials & Maps





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