

110 | West Park Marketplace Phase One

6450 Phelan Boulevard
Beaumont, TX | 77706

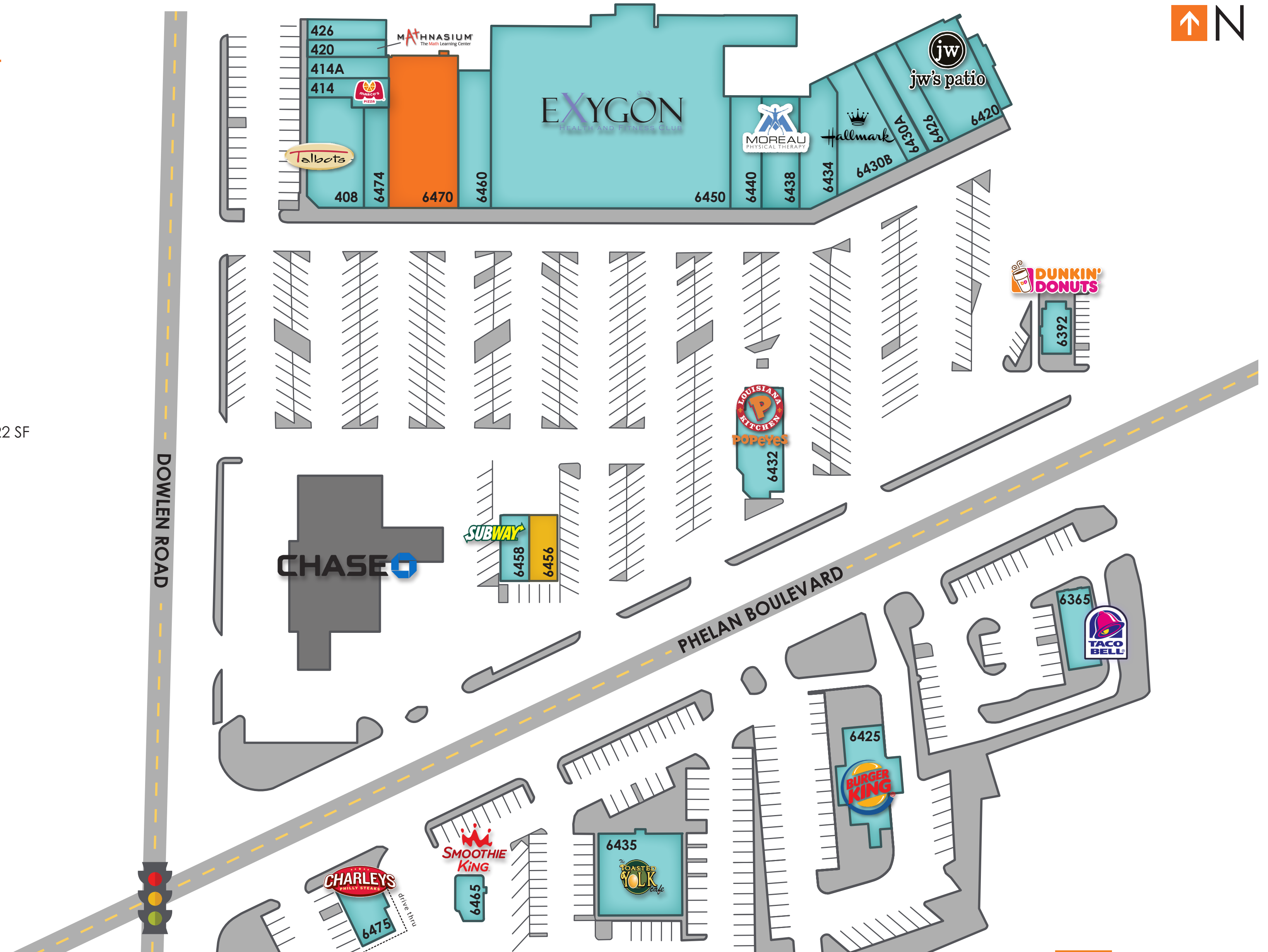


TENANT LIST

- 426 | Cha Cha Cafe 1,800 SF
- 420 | Mathnasium 1,221 SF
- 414 | Yellow Rose 1,397 SF
- 414A | Marcos Pizza 1,618 SF
- 408 | Talbots 4,090 SF
- 6474 | Access 2 Health 1,510 SF
- 6470 | **AVAILABLE 8,640 SF**
- 6460 | Puppy Love 3,681 SF
- 6450 | Exygon Health & Fitness 32,956 SF
- 6440 | Florida Tans 3,000 SF
- 6438 | Moreau Physical Therapy 3,500 SF
- 6434 | Chaba Thai Bistro 4,479 SF
- 6430A | KP Stylin 1,560 SF
- 6430B | Hallmark 5,024 SF
- 6426 | TicTac Nails 2,000 SF
- 6420 | JW's Patio 5,700 SF
- 6458 | Subway 1,030 SF
- 6456 | **LEASED BUT AVAILABLE 1,470 SF**
- 6432 | Popeye's 2,173 SF
- 6392 | Dunkin Donuts/Baskin-Robbins 2,322 SF
- 6475 | Charleys Cheesesteaks 1,728 SF
- 6465 | Smoothie King 672 SF
- 6435 | Toasted Yolk 5,328 SF
- 6425 | Burger King 3,169 SF
- 6365 | Taco Bell 1,908 SF

SITE LEGEND

- Available
- Leased
- Leased But Available
- Not A Part (NAP)



This site plan is presented solely for the purpose of identifying the property's purpose and identifying the property's location and size. This is to be used for reference only.

409-892-0200 | ac-us.com