

Trinity Square Shopping Center

Trinity Boulevard Texarkana, Arkansas



Details

Class A shopping center with 21,180 total square feet. Inquire for availability.

Excellent Interstate 30 visibility with easy access from two Interstate 30 exits, at the Jefferson Avenue and Four States Fairground Parkway interchanges.

Currently tenanted by Anytime Fitness and Shape the Weight

Leasing @ \$15.00 PSF/YR NNN with negotiable Tenant Allowance.

Purchase @ \$2,750,000.00



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Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com

The information contained herein was obtained from sources deemed to be reliable. However, Reynolds Realty Management, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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Trinity Boulevard, Texarkana, Arkansas



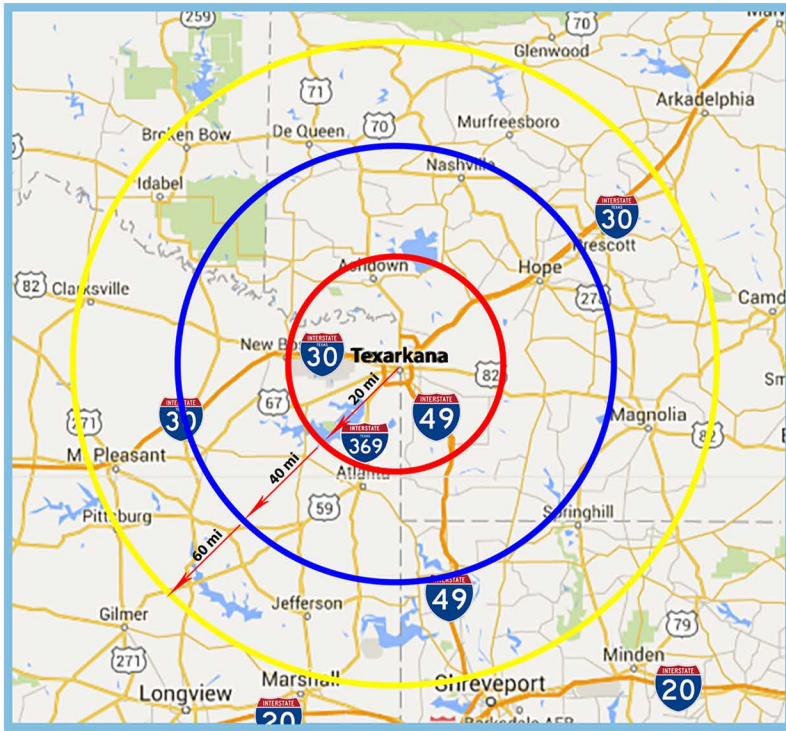
Demographics

	<u>20 mi</u>	<u>40 mi</u>	<u>60 mi</u>
Est. Population	134,239	225,389	429,792
Avg. HH Income	\$54,860	\$52,490	\$52,913
Total Housing Units	59,054	101,519	196,116
Median Home Value (O/O)	\$100,959	\$90,458	\$89,700

Traffic Counts



82,410 VPD (TxDOT)



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TRINITY SQUARE

B.JAXX

SHAKE
the Weight



FARM CREDIT



ANYTIME FITNESS

beehive



STORE CLOSING
B.J. JAXX

**ANYTIME
FITNESS**

**SHAPE the
WEIGHT**

PURSES

**Shoe
Outlet**



ANYTIME
FITNESS

SHAPE UP
WEIGHT

PURSES

STORE CLOSING
BLAXX

JEWELRY

AnytimeFitness.com

CONVENIENT

ANYTIME
FITNESS

24
HOURS

TANNING

ANYTIME
FITNESS

THOUSANDS
OF LOCATIONS

SAFE
ATMOSPHERE

CONVENIENT

SECURED
ACCESS

ANYTIME
FITNESS

2229

SAFE HOUSE
EST. 2008
877.77.5454

CIVIC

014 UNE
OHIOHONDA.COM



beehive Shoe

outlet

beehive Home outlet

ANYTIME FITNESS

2215

enter

CL6-B281

















beehive **Shoe** outlet
restrooms

KIDS

















beehive shoe outlet
restrooms

KIDS



A hallway with tan walls and a grey floor. In the center is a closed double door with a black frame. Above the door is a white sign with the word "EXIT" in red. To the left of the door, a yellow and green tool leans against the wall. To the right, a door is open, revealing a red fire extinguisher on the wall.

EXIT

beehive **Shop** outlet
restrooms

conv