



±1,500 SF RETAIL SPACE AVAILABLE IN PORT ARTHUR, TX

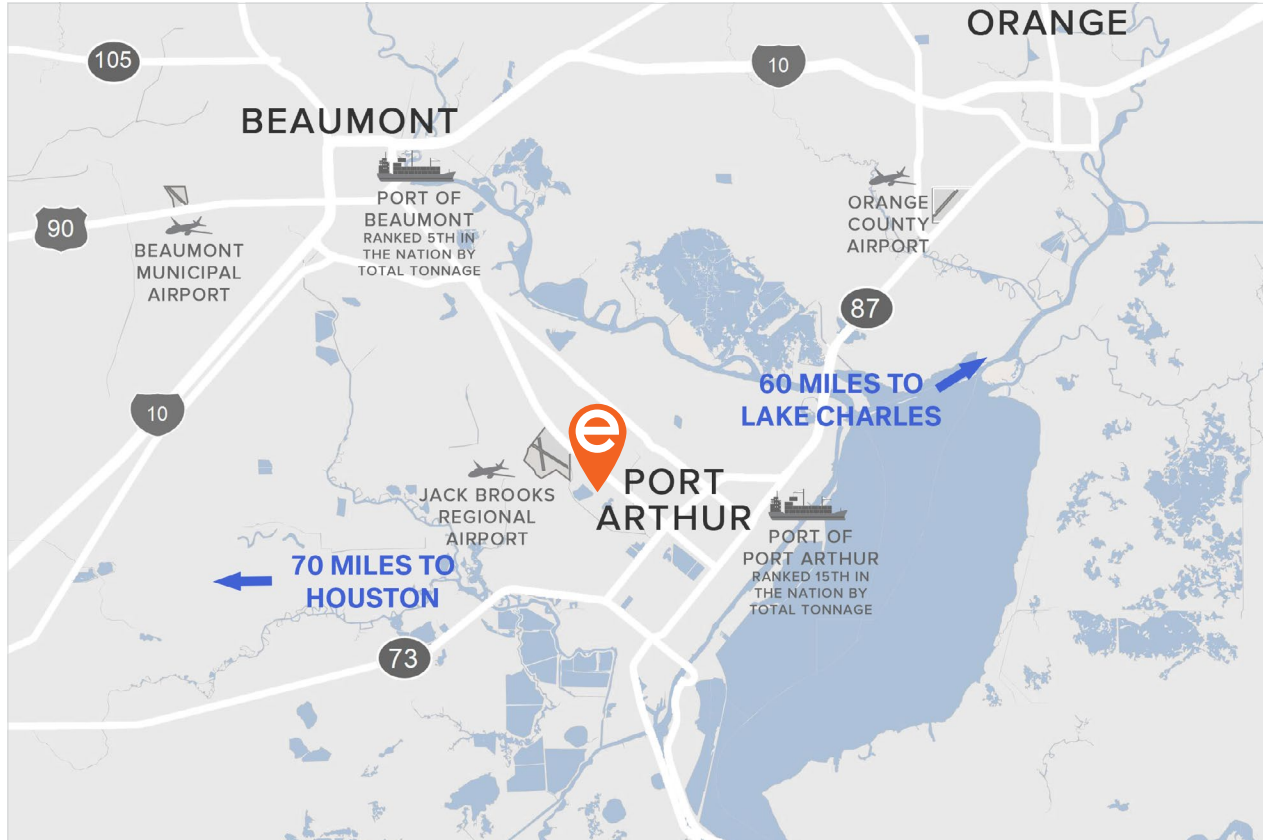


Central Mall Shoppes

8450 & 8460 Memorial Blvd, Port Arthur, TX 77640

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2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	6,994	39,441	88,211
DAYTIME POPULATION	9,431	44,786	93,841
AVG HH INCOME	\$68,706	\$84,739	\$80,585

AREA RETAILERS

Target, JC Penney, T.J. Maxx, Bath & Body Works, Hibbett, Cicis Pizza, Panda Express, Captial One Bank, IHOP, Texas Roadhouse, Subway, WingStop, McDonald's, Walmart, Academy Sport + Outdoor, Hobby Lobby, Lowe's Home Improvement, MOD Pizza, James Avery Artisan Jewelry, & Qdoba

LOCATION

**8450 & 8460 Memorial Blvd,
Port Arthur, TX 77640**



SIZE

±1,500 SF



RATE

Please call for pricing



PARKING

±168 Spaces (12.0/1,000 SF)



TRAFFIC COUNTS (KALIBRATE 2026)

57,838 CPD

Memorial Fwy

24,836 CPD

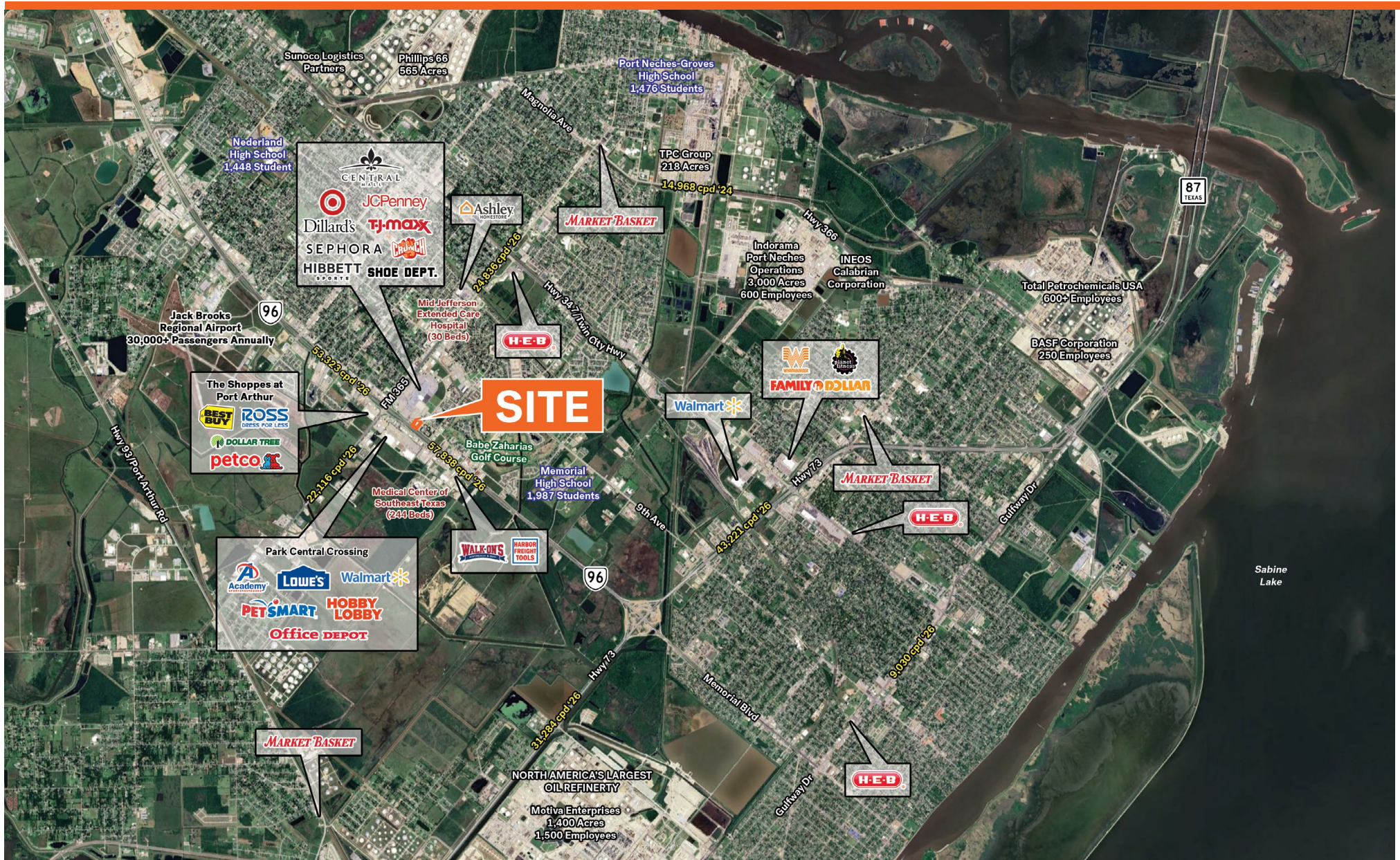
Central Mall Dr



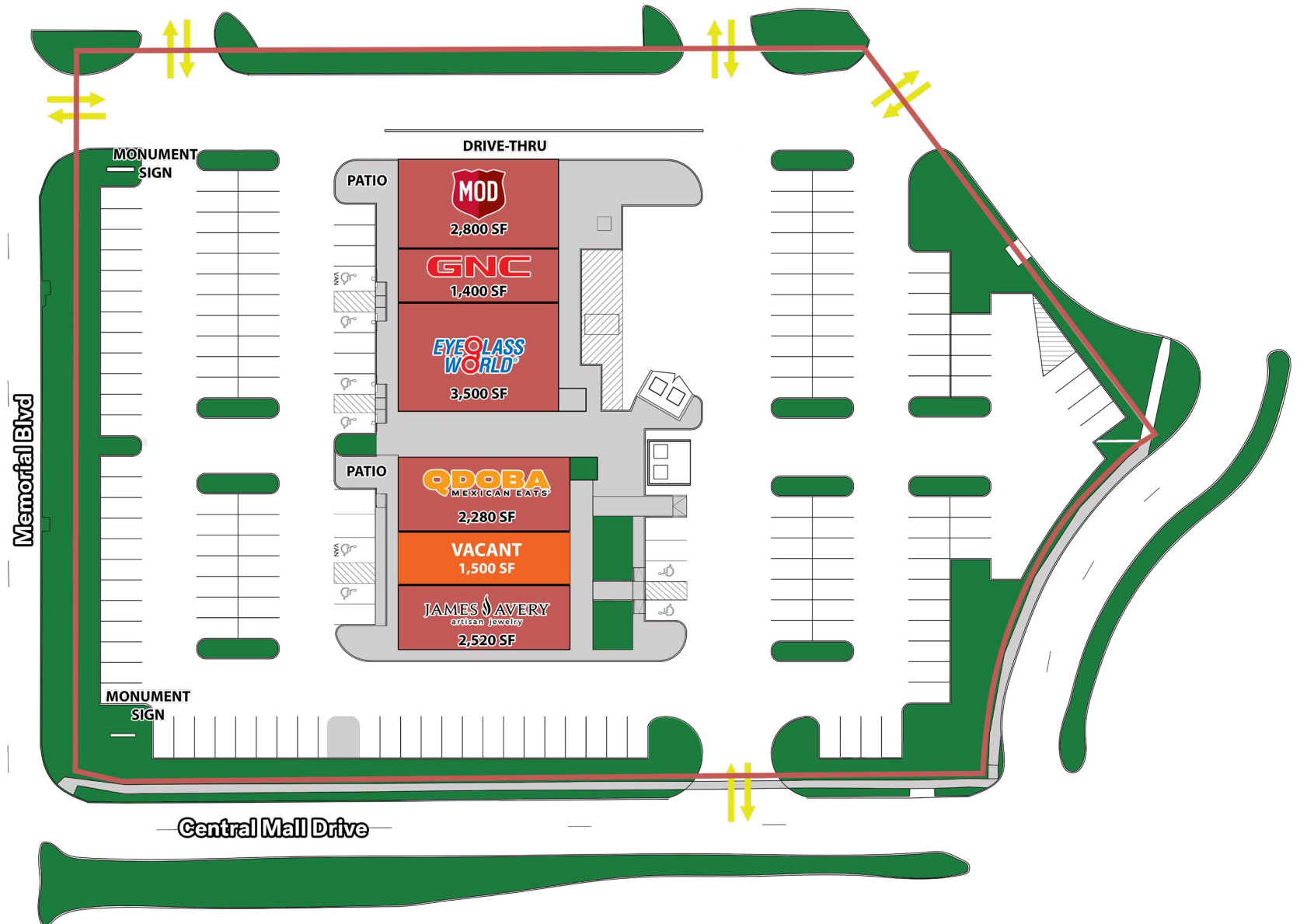
PROPERTY INFORMATION

- ±1,500 SF Inline retail space available for lease
- Strategically positioned along Memorial Boulevard with excellent frontage, visibility, and access on one of Port Arthur's primary commercial thoroughfares.
- Benefits from co-tenancy and regional draw, with Central Mall serving as a major shopping destination and traffic generator for the area.
- Affluent trade area demographics, supported by average household incomes ranging from \$80K-\$84K within a 3- 5-mile radius.

** Visitor data from Placer.ai*











CENTRAL MALL SHOPPES | 2025 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	6,994	39,441	88,211
TOTAL DAYTIME POPULATION	15,002	152,325	409,157
PROJECTED POPULATION GROWTH 2025 TO 2030	1.47%	0.86%	1.04%
2030 PROJECTED POPULATION	7,097	39,779	89,132
% FEMALE POPULATION	51%	52%	52%
% MALE POPULATION	49%	48%	48%
MEDIAN AGE	36.1	39.1	38.8
BUSINESS			
TOTAL EMPLOYEES	4,923	21,499	38,548
TOTAL BUSINESSES	229	1,022	1,790
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$68,706	\$84,739	\$80,585
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$50,570	\$67,265	\$63,333
ESTIMATED PER CAPITA INCOME	\$39,339	\$42,941	\$35,846
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	3,648	18,077	36,657
% HOUSING UNITS OWNER-OCCUPIED	33%	54%	59%
% HOUSING UNITS RENTER-OCCUPIED	54%	36%	30%
RACE & ETHNICITY			
% WHITE	35%	63%	56%
% BLACK OR AFRICAN AMERICAN	41%	16%	19%
% ASIAN	7%	7%	4%
% OTHER	17%	14%	21%
% HISPANIC	17%	15%	24%
% NON-HISPANIC	83%	85%	76%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A **LICENSE HOLDER CAN REPRESENT A PARTY** IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner

of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809