



# STADIUM SHOPPING CENTER

Beaumont, Texas

[www.ach-us.com](http://www.ach-us.com)



## CORPORATE OFFICE

350 Pine Street | Suite 800  
Beaumont, TX | 77701  
P: (409) 892-0200  
F: (409) 892-0209

## REGIONAL OFFICE

2500 N. 7th Street | 5th Floor  
West Monroe, LA | 71291  
P: (409) 892-0200  
D: (409) 554-4833

## LEASING CONTACT

Brandi Norwood  
Director of Leasing – Eastern Region  
(409) 554-4378  
[bnorwood@ach-us.com](mailto:bnorwood@ach-us.com)



**AlbaneseCormier**  
HOLDINGS  
as of 03/27/17

# PROPERTY INFORMATION

# 76,082 SF

## CENTER NAME

Stadium Shopping Center

## LISTING ID

106

## LOCATION

3210 Avenue A  
Beaumont, TX | 77705

## PROPERTY HIGHLIGHTS

- 1 mile from Lamar University, Lamar Institute of Technology and downtown Beaumont
- Revitalized neighborhood

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
POPULATION	12,518	35,852	74,528
HOUSEHOLDS	4,551	12,973	26,252
AVERAGE HH INCOME	\$37,134	\$38,390	\$49,798
BUSINESSES	274	2,760	4,813

## MAJOR TENANTS

Citi Trends  
Dollar Tree  
Family Dollar  
Hibbett Sports  
MetroPCS

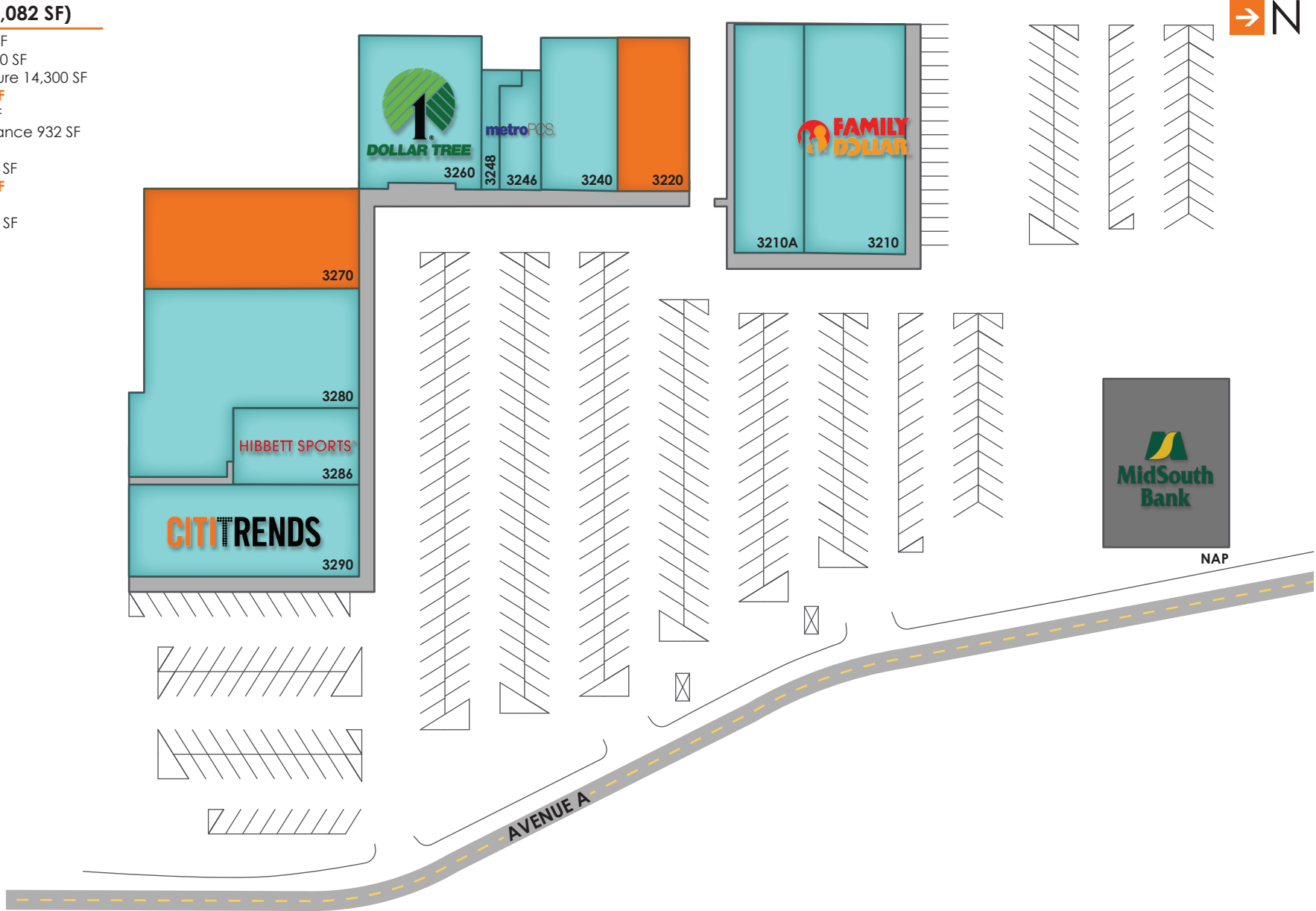


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## TENANT LIST (GLA 76,082 SF)

- 3290 | Citi Trends 12,075 SF
- 3286 | Hibbett Sports 4,080 SF
- 3280 | T's Gifts and Furniture 14,300 SF
- 3270 | **AVAILABLE 9,150 SF**
- 3260 | Dollar Tree 8,000 SF
- 3248 | Budget Auto Insurance 932 SF
- 3246 | MetroPCS 1,078 SF
- 3240 | High Fashion 5,000 SF
- 3220 | **AVAILABLE 4,623 SF**
- 3210A | Hair World 6,800 SF
- 3210 | Family Dollar 9,842 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.  
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