

PRIME RETAIL SPACE ADJACENT TO KOHL'S

TEXARKANA, TX 75503 | 4101 GIBSON LANE | NWC I-30 AT RICHMOND ROAD | #1151



- Co-tenants: Super Target, Kohl's, PetSmart
- Located at high traffic intersection of I-30 and Richmond
- Across the street from Central Mall, Hobby Lobby and Ross

DEMOGRAPHICS:	5 MILE	10 MILE	15 MILE	25 MILE
2018 Population	73,261	100,396	114,129	155,055
2018 Daytime Population	97,127	119,557	131,646	171,026
2018 Average HH Income	\$61,435	\$61,139	\$60,200	\$58,700
2018 Median HH Income	\$40,515	\$41,646	\$41,765	\$41,638

TRAFFIC COUNTS:
I-30: 44,785 VPD
Richmond Road: 28,909 VPD

AVAILABLE SF: 24,049 SF
 FRONTAGE: 98'-0"
 ZONING: C-"COMMERCIAL"
 LEASE RATES: CALL FOR DETAILS

MAJOR ANCHORS:



AREA CO-TENANCY:



THE **retail** CONNECTION

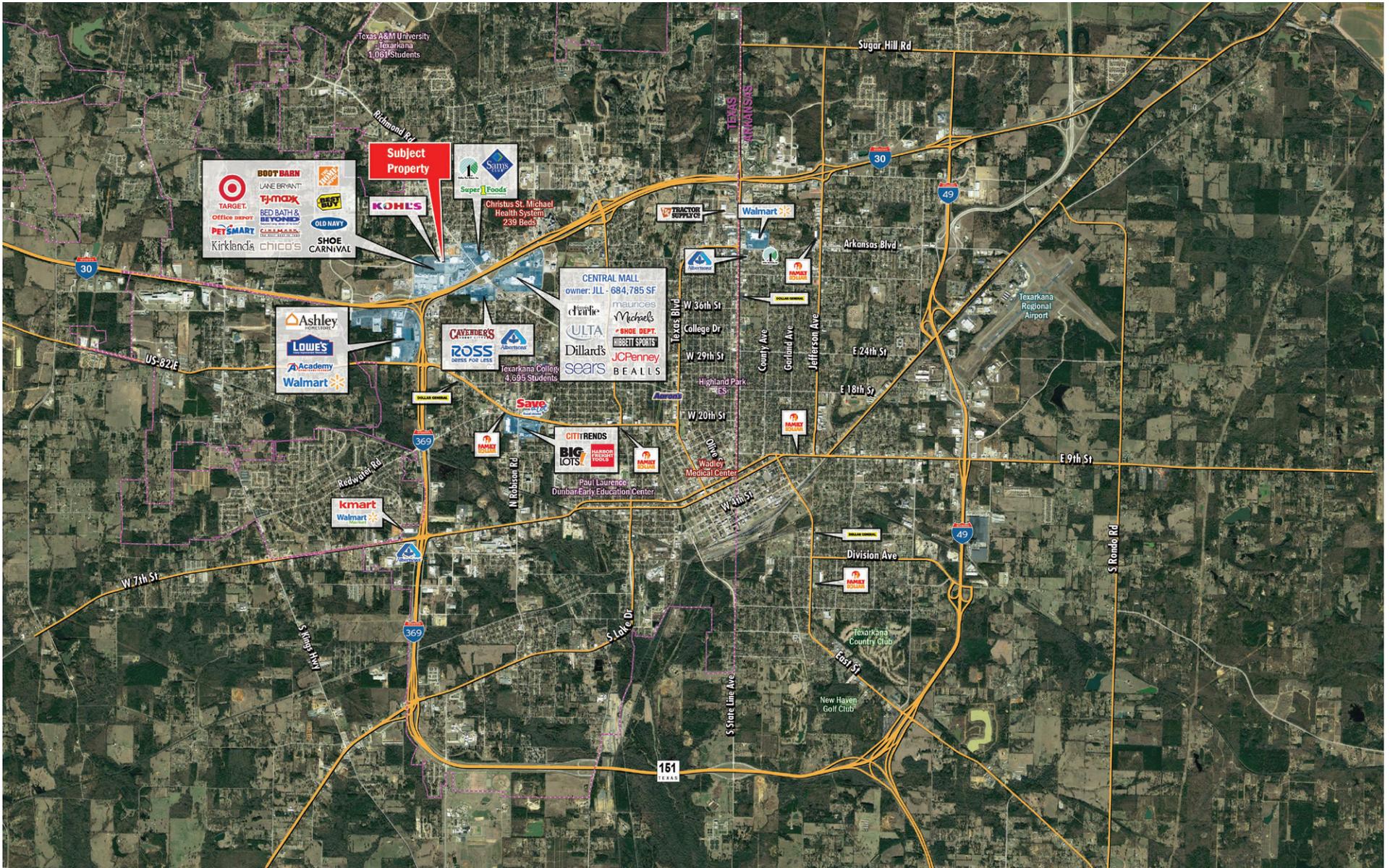
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CHAINLINKS
 RETAIL ADVISORS
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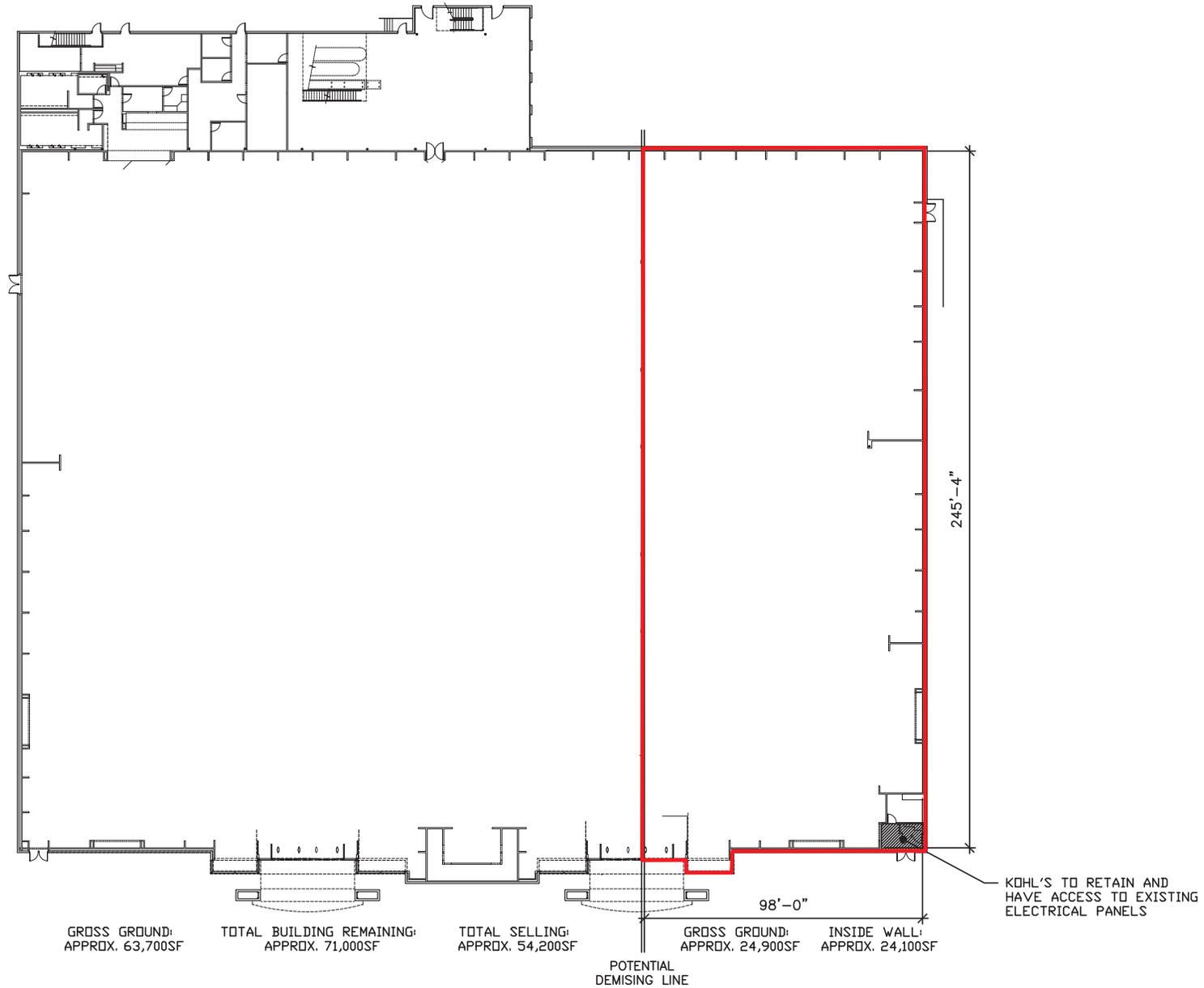
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