



**FOR LEASE**

**SITE**

- ULTA
- Bath & Body Works
- BIG LOTS!
- HOBBY LOBBY
- Marshalls
- belk
- ALDI
- HIBBETT
- maunaces
- SHOE DEPT.
- FACTORY
- GNC
- Tuesday Morning
- CAFO
- Aaron's
- rue21
- claire's
- SALLY BEAUTY

**NEW RETAIL CENTER**  
**US-82/LAMAR AVE @ 25TH ST NE**

**PARIS, TEXAS**

**TRAVIS BELL** Vice President  
 tbell@duwestrealty.com | 214.720.0004

**HILL TURNER** Associate  
 hturner@duwestrealty.com | 214.720.0004

**DUWEST**  
 CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205  
**duwestrealty.com**

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# NEW RETAIL DEVELOPMENT | 2500 Lamar Ave, Paris, Texas 75460

## OVERVIEW

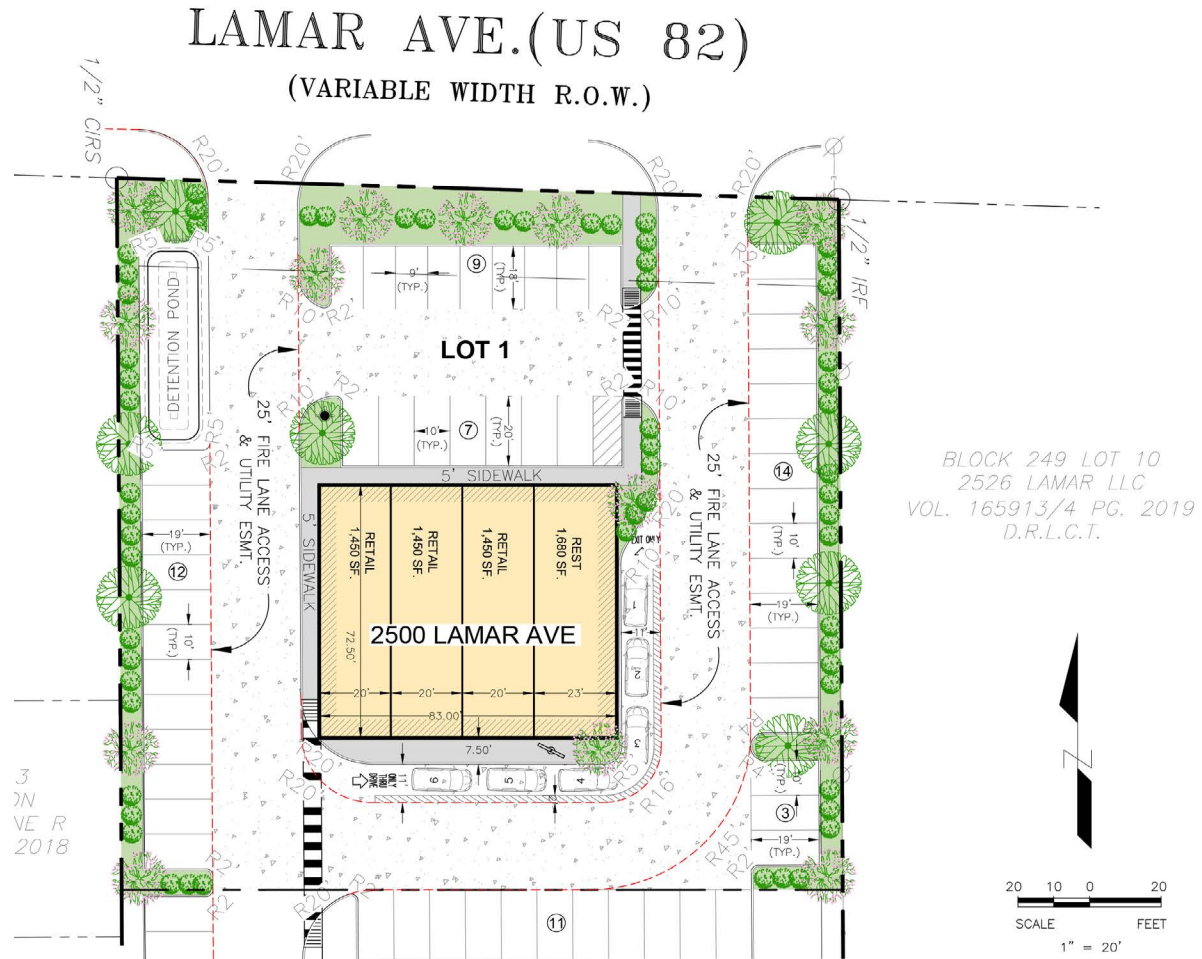
- Lot Size: 0.93 AC (40,523 SF)
- ±6,030 SF Available
- Proposed Building Floor Plan:
  - Restaurant: 1,680 SF
  - Retail 1: 1,450 SF
  - Retail 2: 1,450 SF
  - Retail 3: 1,450 SF
- Excellent visibility
- Call for Info & Price

## TRAFFIC COUNTS

Lamar Ave: 12,171 VPD west of site (TXDOT, 2022)  
 Lamar Ave: 19,379 VPD east of site (TXDOT, 2022)  
 SE Loop 286: 17,642 VPD south of Lamar (TXDOT, 2022)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	9,394	23,959	29,688
Daytime Pop.	9,513	30,308	35,385
Households	4,040	10,026	12,294
Avg HH Income	\$53,649	\$57,448	\$61,022



BLOCK 249 LOT 10  
 2526 LAMAR LLC  
 VOL. 165913/4 PG. 2019  
 D.R.L.C.T.

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