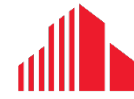


# 6461 EASTEX FREEWAY

FORMER SEARS PARKDALE MALL

BEAUMONT, TX



CUSHMAN &  
WAKEFIELD

Available / 126,475 RSF

WE ARE  
THE CENTER  
OF RETAIL



[CUSHWAKERETAIL.COM](http://CUSHWAKERETAIL.COM)

# 6461 EASTEX FREEWAY

BEAUMONT, TX

## RETAIL SPACE

126,475 SF

## LOT SIZE

11.5433

## NEIGHBORING TENANTS

Barnes & Noble, Walmart, Buffalo Wild Wings, HomeGoods, Marshall's, Steak & Shake, Dillard's, Target, Spec's, IHOP, etc.

## COMMENTS

- Located in Beaumont's key shopping district at intersection of Eastex Freeway and Dowlen Rd.
- In good company with major anchors: HomeGoods, Dillard's, and JCPenney
- Anchor location offers designated merchandise pick-up and auto center



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION

2 Miles	26,548
5 Miles	82,859
10 Miles	163,086



MEDIAN  
HOUSEHOLD INCOME

\$54,462
\$51,872
\$49,615



DAYTIME  
POPULATION

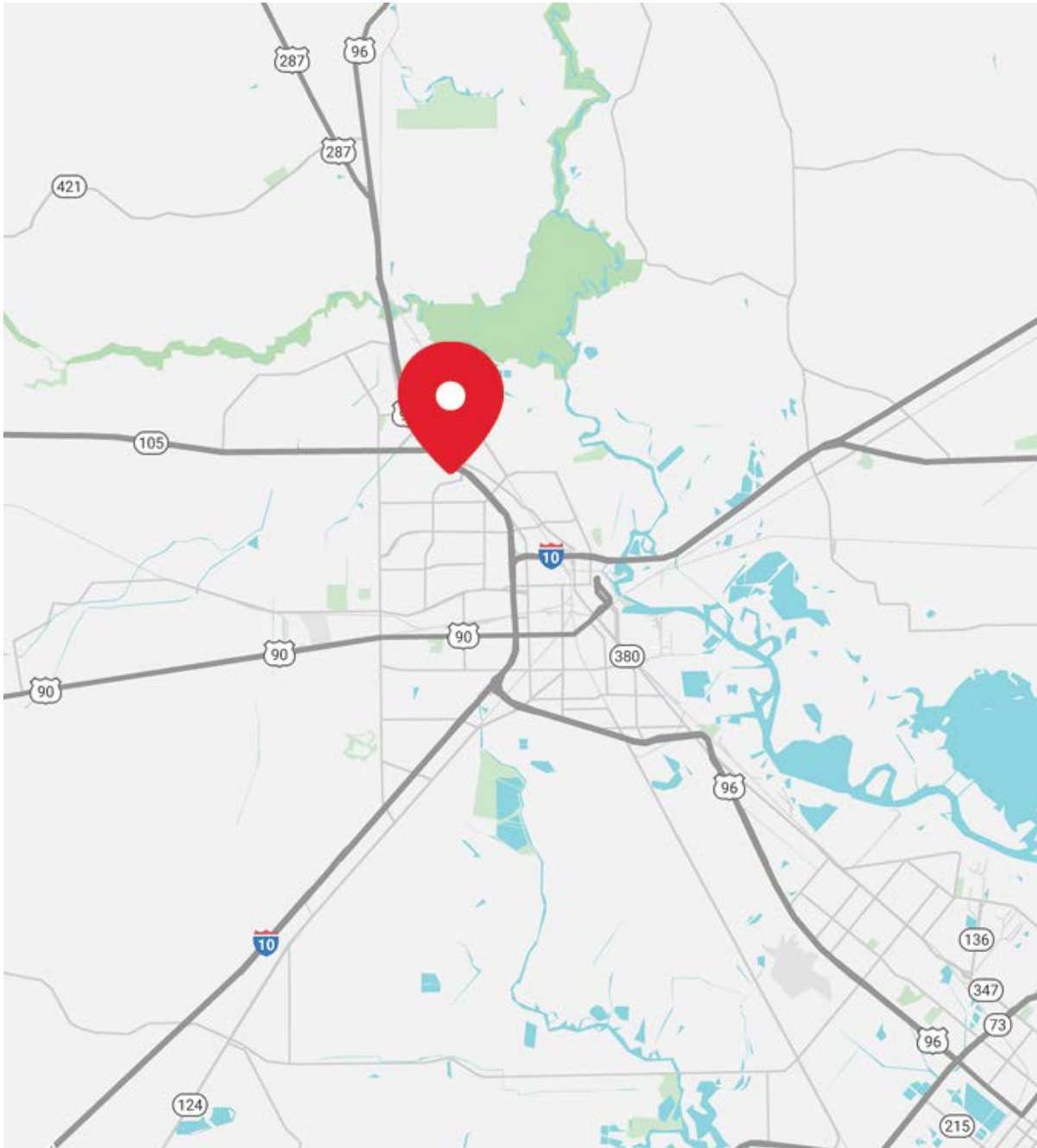
14,872
53,100
82,991

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BEAUMONT, TX



FOCUS MAP

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# 6461 EASTEX FREEWAY

## BEAUMONT, TX



AERIAL

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