



4505 S MEDFORD DRIVE LUFKIN, TX 75901

# SOUTH LOOP CROSSING

RETAIL FOR LEASE

2,567 SF 2ND GEN  
RESTAURANT AVAILABLE



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# SOUTH LOOP CROSSING

## RETAIL FOR LEASE

Southloop Crossing in Lufkin, Texas is a premier retail center for the region. The over 110,000 SF center boasts a variety of strong national, regional and local tenants.

Located at Main and Main, the center is surrounded by other big box retailers, serving a large 40 mile trade area.



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# SOUTH LOOP CROSSING

## AREA DEMOGRAPHICS



2022  
POPULATION

1 Mile	2,847
3 Mile	29,514
5 Mile	46,139



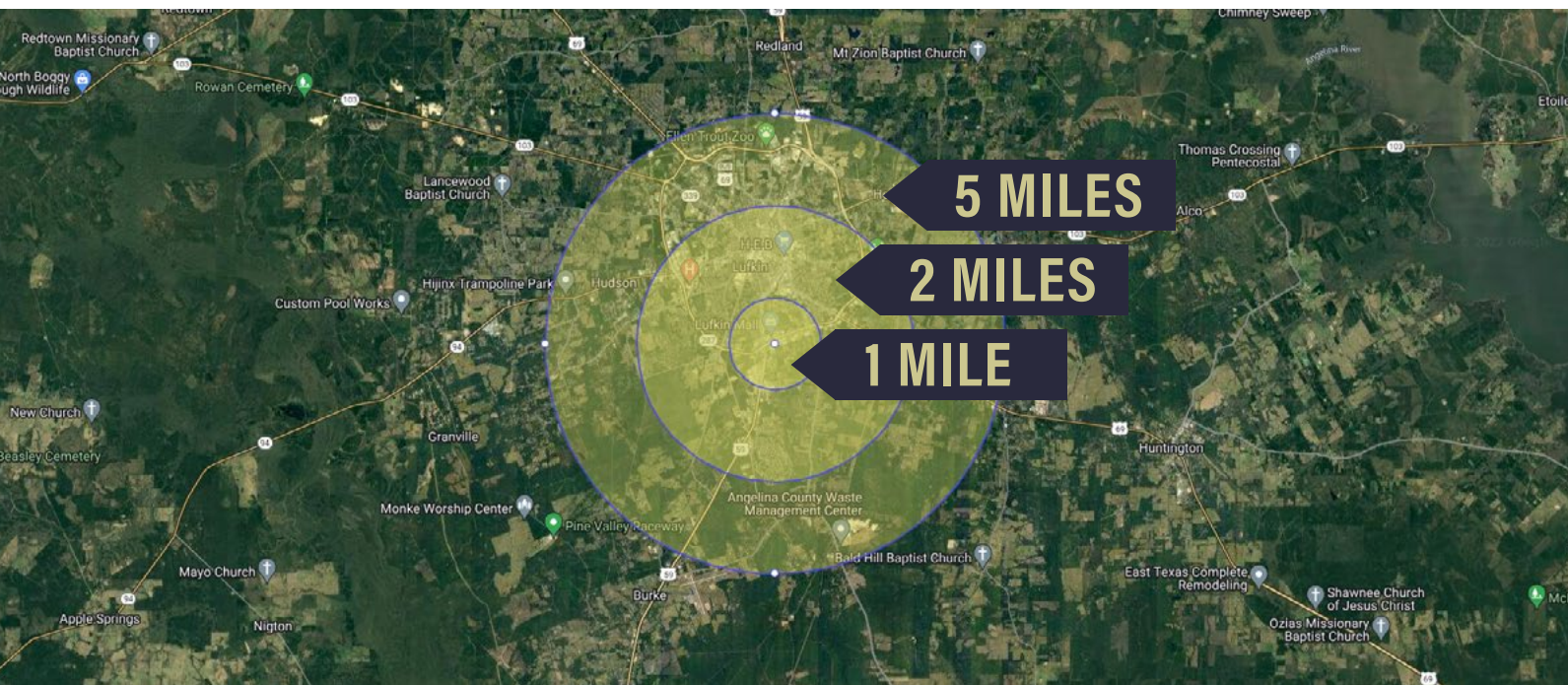
2022  
HOUSEHOLDS

1 Mile	1,110
3 Mile	11,020
5 Mile	16,890



2022  
HOUSEHOLD  
INCOME

1 Mile	\$62,034
3 Mile	\$53,398
5 Mile	\$52,399



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## NEARBY RETAILERS



**IHOP** rue21  
**AMC** T.J. Maxx  
**JCPenney**

**WHATABURGER**  
**sam's club**  
**Starbucks**  
**Walmart**  
**TACO BELL**  
**Wendy's**

**FIVE STAR CREAMERY**  
**CHIPOTLE**  
**ULTA**  
**THE HOME DEPOT**  
**PETSMART**  
**chili's**

**Chicken EXPRESS**  
**LOWE'S**  
**BUFFALO WILD WINGS**

**Academy SPORTS+OUTDOORS**  
**Newk's EATERY**  
**HOBBY LOBBY**  
**Burlington**

## CURRENT TENANTS

**SALLY** BEAUTY

**FIVE GUYS**  
BURGERS and FRIES

**SHOE CARNIVAL**

**BEST BUY**

**Pizza Hut**

**Chick-fil-A**

**BED BATH & BEYOND**  
Beyond any store of its kind.

**OLD NAVY**

# SITE PLAN

# SOUTH LOOP CROSSING

TENANT	SUITE	SF
Suddenlink	103	3,600 SF
Sally Beauty Supply	105	1,680 SF
Lease Pending	106	8,261 SF
ROSS	201	30,207 SF
Michael's	203	20,006 SF
Shoe Carnival	205	8,021 SF
Old Navy	207	12,000 SF
Smoothie King	209	1,520 SF
Great Clips	211	1,600 SF
Wingstop	213	2,663 SF
<b>AVAILABLE (2nd Gen. Restaurant)</b>	<b>301</b>	<b>2,567 SF</b>
Orange Leaf	307	1,760
VIP Nails	309	1,200 SF
Game XChange	311	2,323 SF
Crumbl Cookie	313	1,572 SF
Pizza Hut	315	1,945 SF





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