



## FOR LEASE

### JEFFERSON SQUARE SHOPPING CENTER

**Location:** 2323 N. Main St.  
Liberty, TX 77575

**Description:** Multi-Tenant neighborhood Shopping Center  
with a mix of national, regional, and local Tenants,  
with excellent rental rates.

#### Available

#### Suites:

Suite	Size	Mo. Base Rent	Rate
2323	24,651 s/f	\$18,488.25	\$9.00 s/f NNN

<b>Current Net Charges:</b>	<b>Common Area Maintenance</b>	<b>\$.47 s/f</b>
	<b>Property Taxes</b>	<b>\$1.54 s/f</b>
	<b>Property Insurance</b>	<b>\$.65 s/f</b>
	<b>Total Net Charges</b>	<b>\$2.66 s/f</b>

**Finish Out Allowance:** Negotiable

**Terms:** 5 – 10 Years