

# LAMAR CROSSING

## FOR LEASE

### PARIS, TEXAS

3915 LAMAR AVENUE

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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



# LAMAR CROSSING



**3915-4045 LAMAR AVENUE**  
(U. S. HWY. 82)

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2016 EST POPULATION	3,944	21,801	30,294
2016 EST AVG HH INCOME	\$78,382	\$59,937	\$54,618

## TRAFFIC COUNTS

US 82	26,253 VPD
US 2791	9,179 VPD

## HIGHLIGHTS

- Walmart shadow anchored center with cross access.
- Second generation fitness space.
- Pylon sign on Highway 82.
- Ample on-site parking.







