

# STONEBRIDGE MEDICAL PLAZA

FOR LEASE

5327 South Mccoll Rd Edinburg, TX 78539



LEASE RATE: \$27.00/SF/yr

NNN: \$3.70/SF/Yr

LEASE TYPE: Net

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RIO GRANDE VALLEY



# PROPERTY OVERVIEW

5327 SOUTH MCCOLL RD

Edinburg, TX 78539



## OFFERING SUMMARY

Lease Rate:	\$27.00/SF/yr
NNN:	3.70/SF/Yr
Lease Type:	Net
Available SF:	6,300 SF
Lot Size:	0.17 Acres
Year Built:	1997
Market:	Rio Grande Valley
Submarket:	Edinburg

## PROPERTY OVERVIEW

Stonebridge is a medical office property offering approximately 6,300 square feet of well-designed space. The building includes 17 exam/office rooms, three restrooms, two large main rooms, and a centrally located reception area for efficient patient flow. A unique feature is the indoor pool with a dedicated bathroom and shower, ideal for physical therapy, rehabilitation, or wellness services. Located at the corner of McColl Road and Dove Avenue within a prominent medical plaza, the property is adjacent to Doctors Hospital at Renaissance and Driscoll Children's Hospital. With excellent visibility, high traffic, and convenient access, Stonebridge is well suited for a growing medical practice, multi-provider group, or specialty clinic in Edinburg's medical corridor.

## PROPERTY HIGHLIGHTS

- Prime medical office located in the heart of Edinburg's established medical corridor
- Indoor pool with dedicated restroom and shower, ideal for physical therapy, rehab, or wellness services
- Situated within a prominent medical plaza adjacent to Doctors Hospital at Renaissance and Driscoll Children's

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# NORTH FACING AERIAL

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# EAST FACING AERIAL

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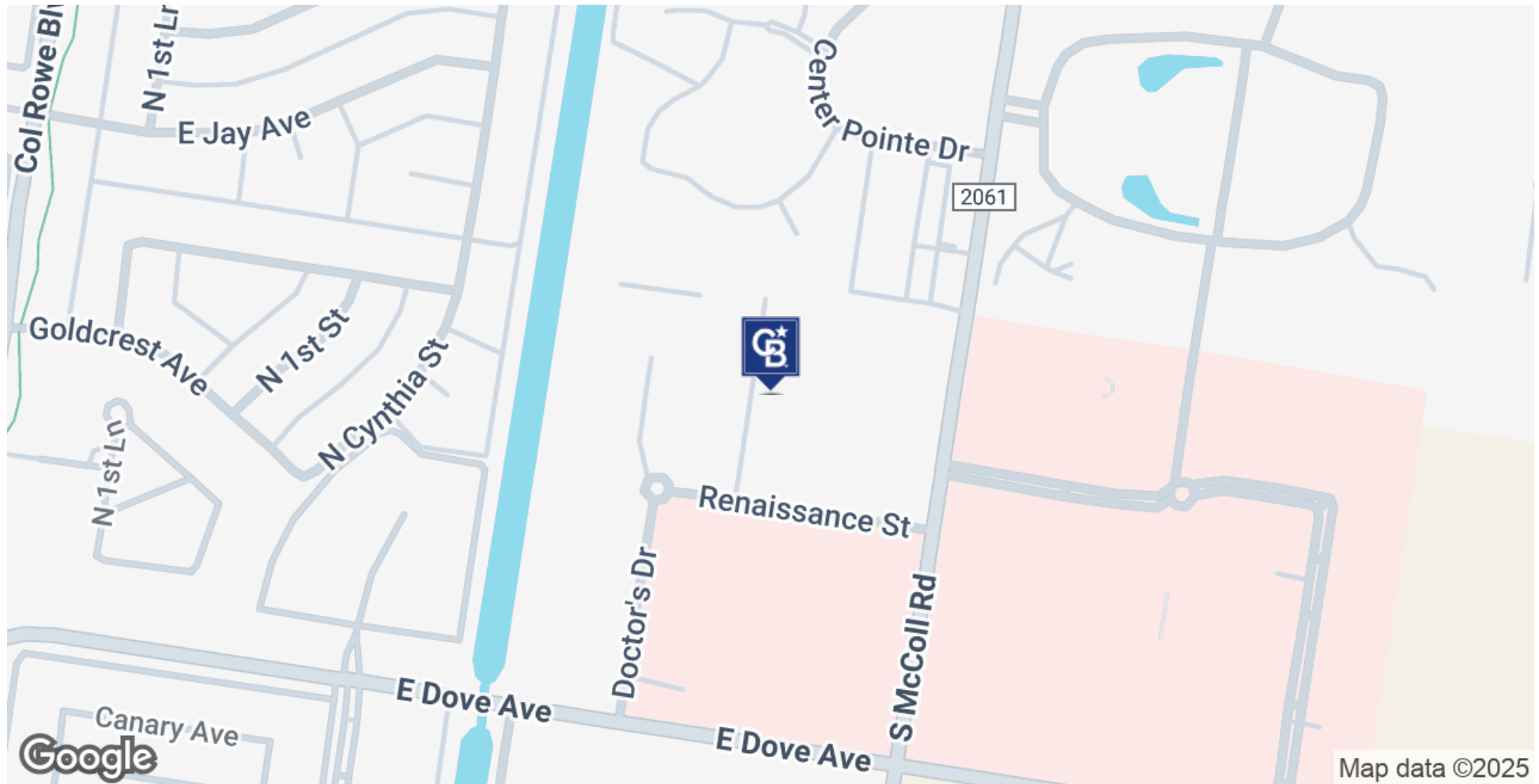
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# LOCATION MAP

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# DEMOGRAPHICS

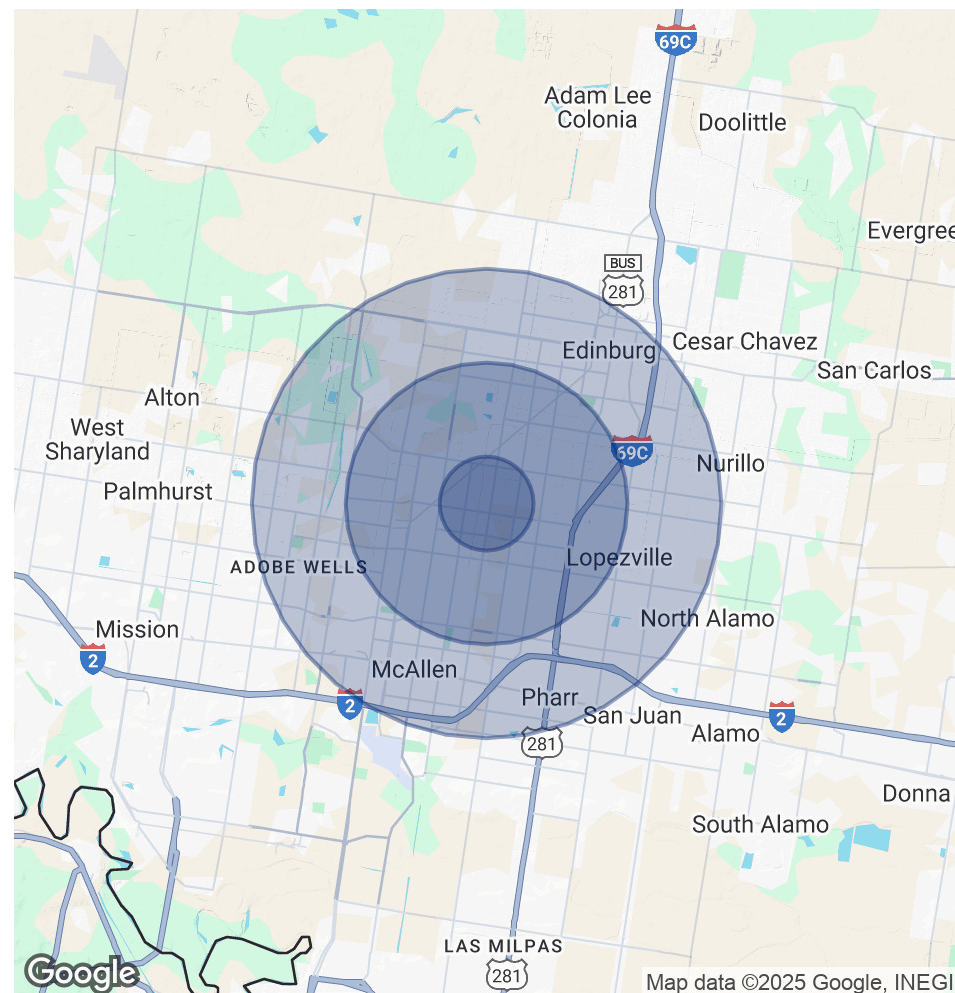
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,040	100,465	279,809
Average Age	39	37	36
Average Age (Male)	38	36	35
Average Age (Female)	40	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,541	35,396	94,577
# of Persons per HH	2.6	2.8	3
Average HH Income	\$126,686	\$92,143	\$77,999
Average House Value	\$334,527	\$229,016	\$201,404

Demographics data derived from AlphaMap



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