

Cornerstone Plaza | 2500 W Trenton Rd, Edinburg, TX 78539

RETAIL SPACE FOR LEASE



FOR LEASE

For more property information and site tours, please contact:

LAURA LIZA PAZ

Senior Associate | Real Estate Broker
956.227.8000 | laurap@nairgv.com

NAI RIO GRANDE VALLEY

800 W Dallas Ave, McAllen, TX 78501
956.994.8900 | www.nairgv.com

NAI Rio Grande Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Description

Cornerstone Medical Park is a mixed-use development in Edinburg, TX, it is located east of McColl Rd within Edinburg’s Medical and Retail Corridors. Cornerstone Plaza is a newly constructed strip center that fronts Trenton Road and Cornerstone Blvd. An ideal location for restaurants, retail, office, or medical.

Property Specifications

Property Type	Strip Center
Sub-type	Retail
Class	A
Building Size	17,152 SF
Building Depth	65’
Frontage	25’ on Trenton Rd
Number of Stories	1
Year Built	2019
Parking	9/1,000
Total Lot Size	2.29 AC/±99,771 SF

Site Specifications

Cross Streets	Trenton Rd and Cornerstone Blvd
Zoning	C-3 (General Commercial)
Location	Southeast Corner
Submarket	Rio Grande Valley
County	Hidalgo
Traffic Count	28,334 VPD

Lease Information

Lease Type	Net
Lease Term	3-5 year minimum

Space Information

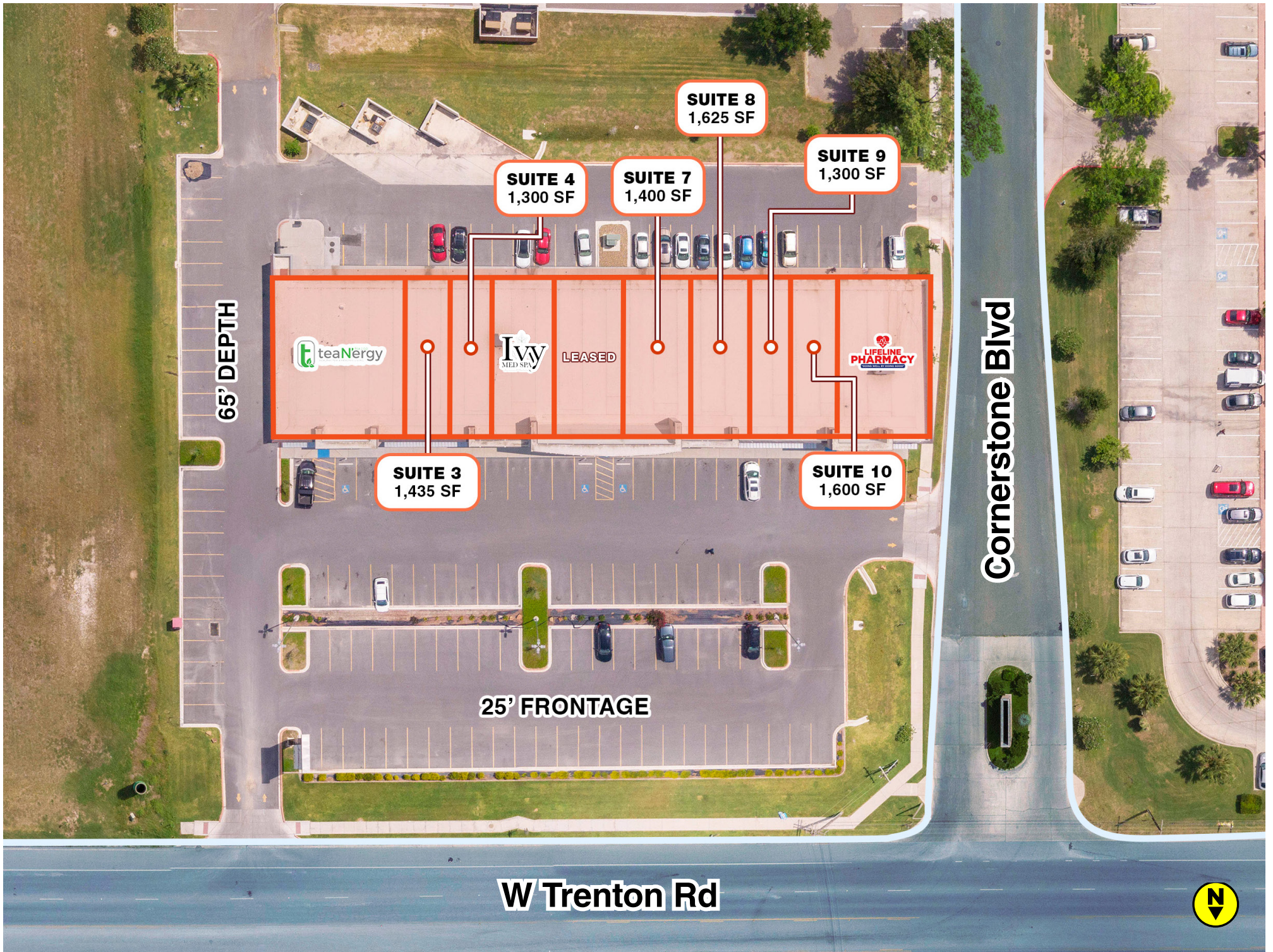
Total Space Available	±8,660 SF
Minimum Div	±1,300 SF
Max Contiguous	±8,660 SF
Price	\$21.00 psf/yr
NNN	\$5.52 psf/yr

Basic Demographics

Total Population	235,274
Total Households	74,393
Avg. HH Income	\$64,187
Retail Sales Volume	\$3,155,712,573

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INTERIOR PHOTOS





65' DEPTH

25' FRONTAGE

Cornerstone Blvd

W Trenton Rd



- SUITE 3
1,435 SF
- SUITE 4
1,300 SF
- SUITE 7
1,400 SF
- SUITE 8
1,625 SF
- SUITE 9
1,300 SF
- SUITE 10
1,600 SF

teaNergy

Ivy
MED SPA

LEASED

LIFELINE
PHARMACY



Doctor's Hospital
at Renaissance

South Texas
Health System ER McColl

Cornerstone
Regional Hospital

Solara
Hospital McAllen

Wells Fargo Bank

S McColl Rd

Cornerstone Blvd

W Trenton Rd



FOR INFORMATION & SITE TOURS CONTACT:

LAURA LIZA PAZ

NAI RIO GRANDE VALLEY

Managing Partner // Real Estate Broker

laurap@nairgv.com

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