



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

NIGHTINGALE PLAZA

6521 N. 10th Street
McAllen, TX 78504

AVAILABLE SPACE
1,900 - 5,327 SF

LEASE RATE
\$18.00 SF/yr + (Gross)

FEATURES

- North McAllen Location
- Excellent Visibility
- Proximity to Shopping, Entertainment, and Dining



McAllen Office Space

Daniel Galvan, SIOR, CCIM
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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322

FOR LEASE

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NIGHTINGALE PLAZA

6521 N. 10th Street , McAllen, TX 78504

LEASE



OFFERING SUMMARY

Total Available Space:	5,327 SF
Lease Rate:	\$18.00 SF/YR
Lot Size:	1.42 Acres
Year Built:	1998
Building Size:	6,222 SF
Zoning:	C
Market:	Rio Grande Valley

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PROPERTY OVERVIEW

Nightingale Plaza is conveniently located in North McAllen, TX off of the 10th Street and Nightingale Intersection. The Plaza is perfect for any office, medical, or professional service user. Proximity to Shopping, Entertainment and Dining.

PROPERTY HIGHLIGHTS

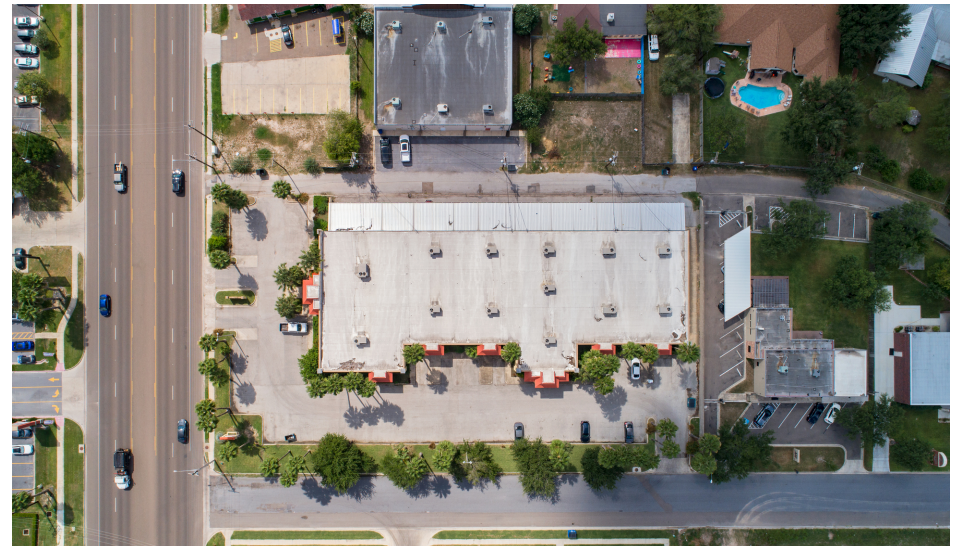
- High Traffic
- Excellent Visibility
- Proximity to Shopping, Entertainment, and Restaurants
- Great for Medical or Professional Service Users
- North McAllen Location
- Various Layouts Available



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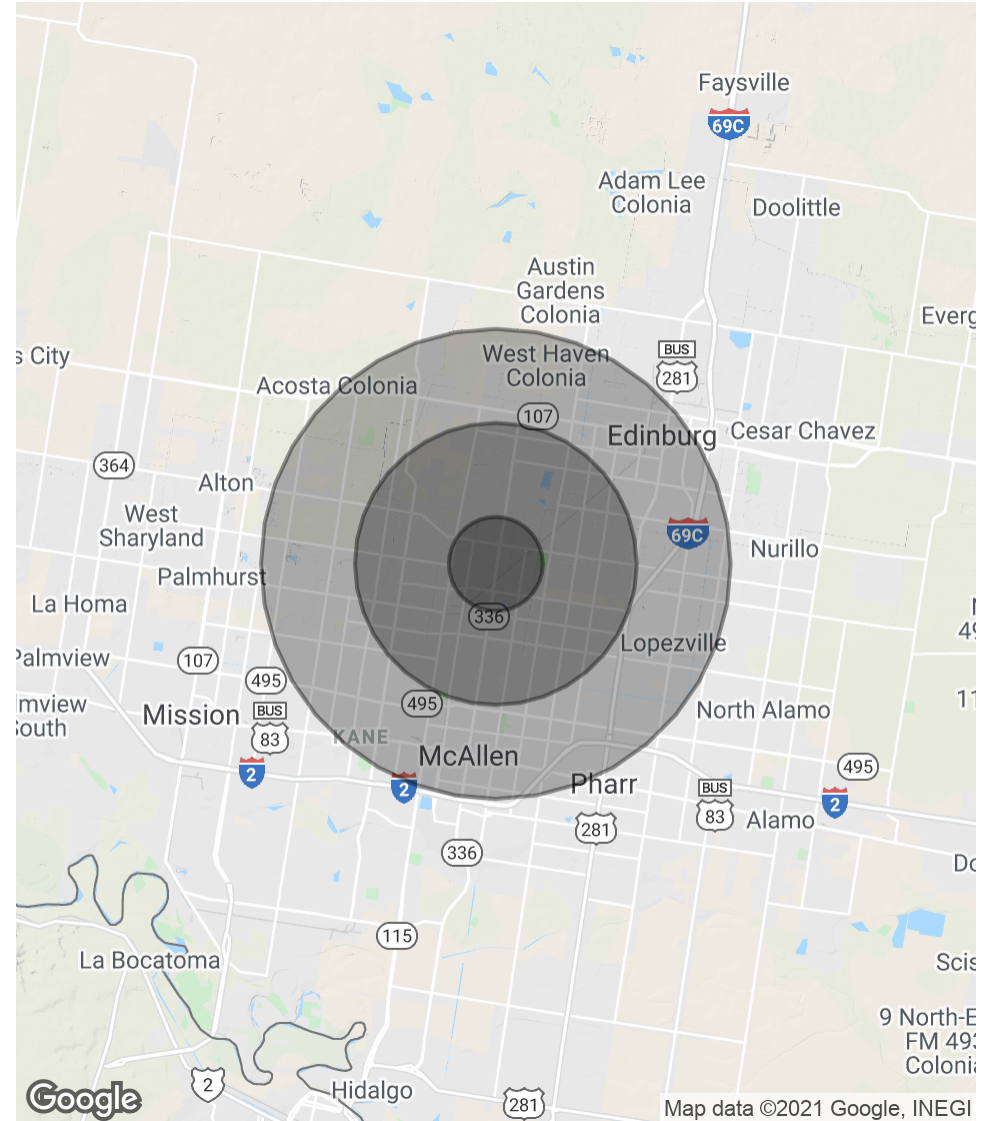
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LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,858	79,800	201,861
Average age	32.6	31.5	30.3
Average age (Male)	31.7	30.1	28.8
Average age (Female)	32.7	33.2	32.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,547	26,188	62,676
# of persons per HH	3.1	3.0	3.2
Average HH income	\$84,528	\$71,036	\$57,884
Average house value	\$182,951	\$150,375	\$121,821

* Demographic data derived from 2010 US Census



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