

# ±11,940 SF Freestanding Building

## 801 Nolana Avenue

McAllen, Texas 78504



Available for Sale

3 Story Office Complex

Close to restaurants and retail



### Property Type:

Well located in the heart of McAllen, this 3 story office building has been renovated recently and is ideal for any professional office user. Well maintained and professionally managed with two outdoor balcony areas for tenant's use. Proximity to restaurants and retail.

### Demographic Snapshot:

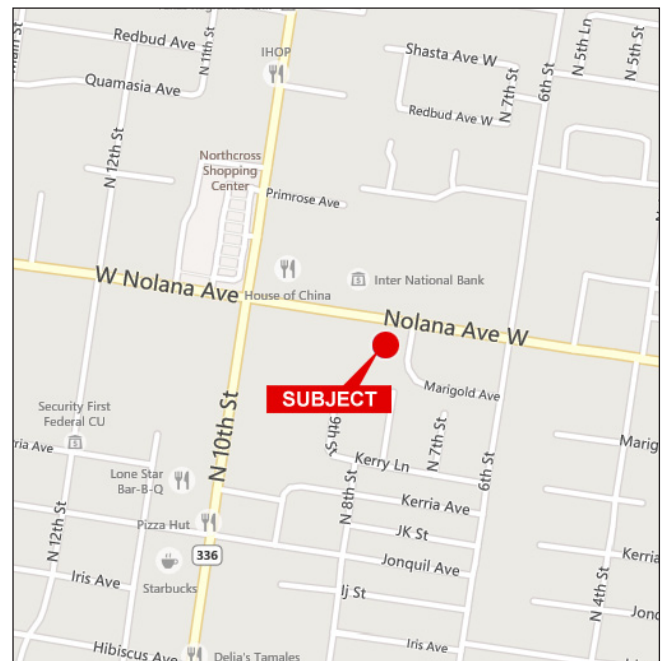
	1 mile	3 miles	5 miles
2013 Population	15,490	102,630	229,631
Average HH Income	\$67,879	\$58,396	\$58,063
Median Age	35.9	32.3	31.6

### Traffic Counts:

Intersection at 10th and Nolana– 23,000 ADT 2012

Intersection at N McColl Rd and Nolana - 26,000

### Area Retailers:



CALL TODAY FOR MORE LEASING INFORMATION

Cindy Hopkins, CCIM

Broker

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Commercial Real Estate in the Rio Grande Valley

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## Photos



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