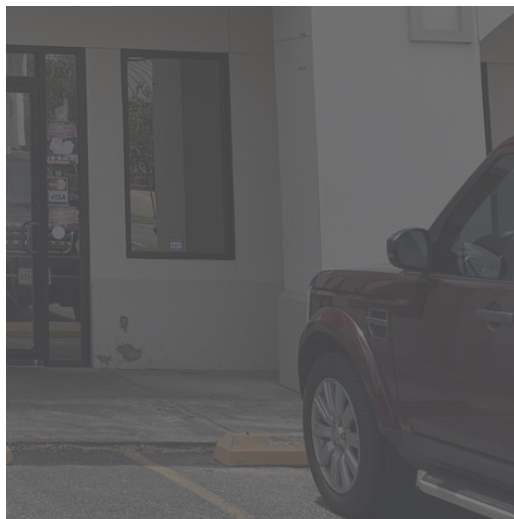


RETAIL PROPERTY FOR LEASE

# 1610 E TYLER PLAZA



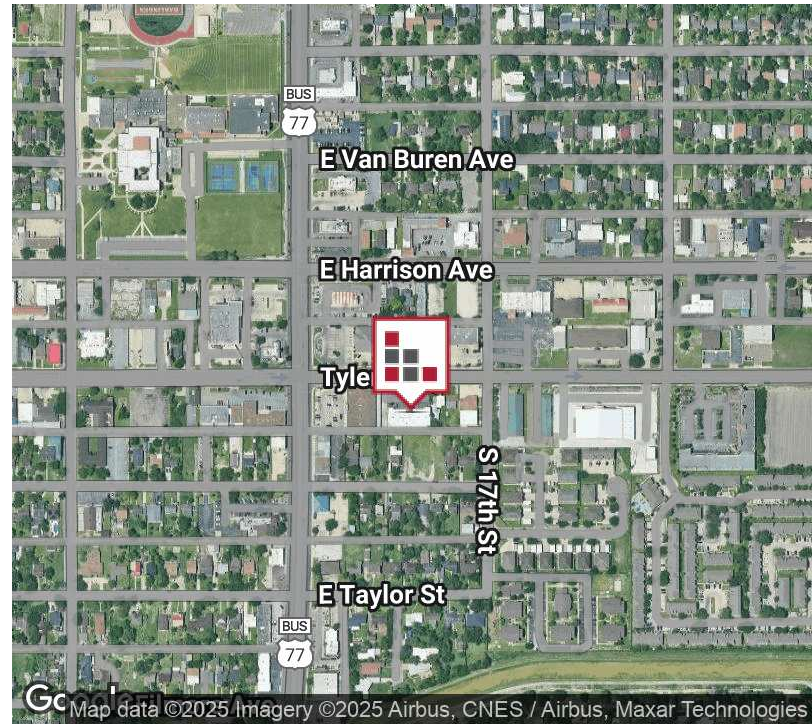
**1610**  
E TYLER AVE  
HARLINGEN, TX

Centrally located in Harlingen at S 77 Sunshine Strip and Tyler Avenue, this Established Retail Strip Center has two (2) AVAILABLE units that are MOVE-IN READY for your new or expanding business! Recently renovated units are ideal for your Consumer Loan Company. Retail Store or Insurance Agency with large open area for desks or showcasing your products.



# FOR LEASE 1610 E TYLER PLAZA

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr [\$4.00 NNN]
<b>MONTHLY RENT:</b>	<b>\$2,133.33</b>
Building Size:	8,976 SF
Available SF:	1,600 SF
Lot Size:	20,984 SF
Number of Units:	5
Year Built:	2006
Zoning:	GR
Market:	Rio Grande Valley
Submarket:	Harlingen

### PROPERTY OVERVIEW

Centrally located in Harlingen at S 77 Sunshine Strip and Tyler Avenue, this Established Retail Strip Center has two (2) AVAILABLE units that are MOVE-IN READY for your new or expanding business! Recently renovated units are ideal for your Consumer Loan Company, Retail Store or Insurance Agency with large open area for desks or showcasing your products. Join The Pizzeria and the Chiropractic and add your details to the 20' Existing Pylon Sign.

### PROPERTY HIGHLIGHTS

- Established Retail Strip Center
- 30,466 CPD TX DOT 2023
- NEWLY RENOVATED Suites

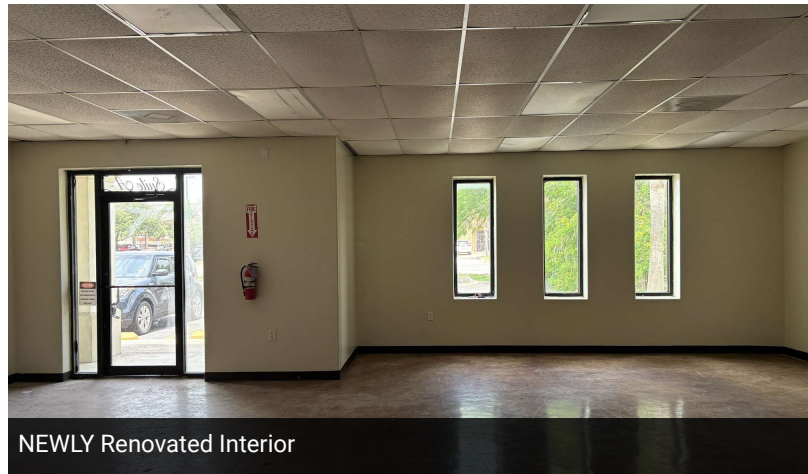


FOR LEASE  
1610 E TYLER PLAZA

ADDITIONAL PHOTOS



Pylon Sign



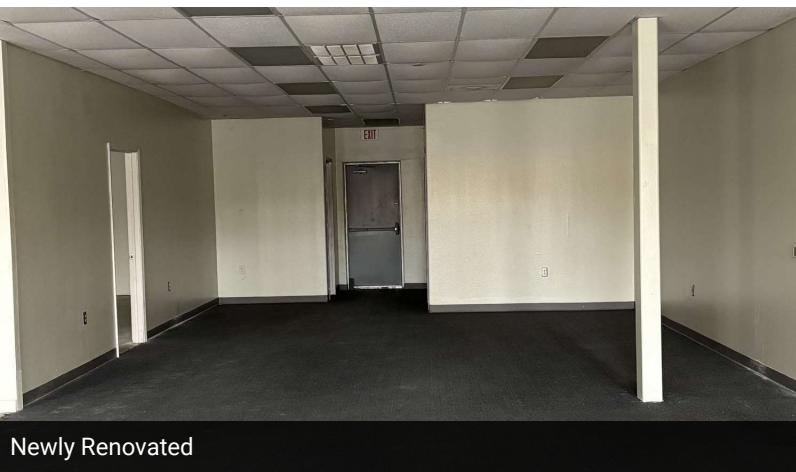
NEWLY Renovated Interior



New Paint - Move In Ready



Large Work Area



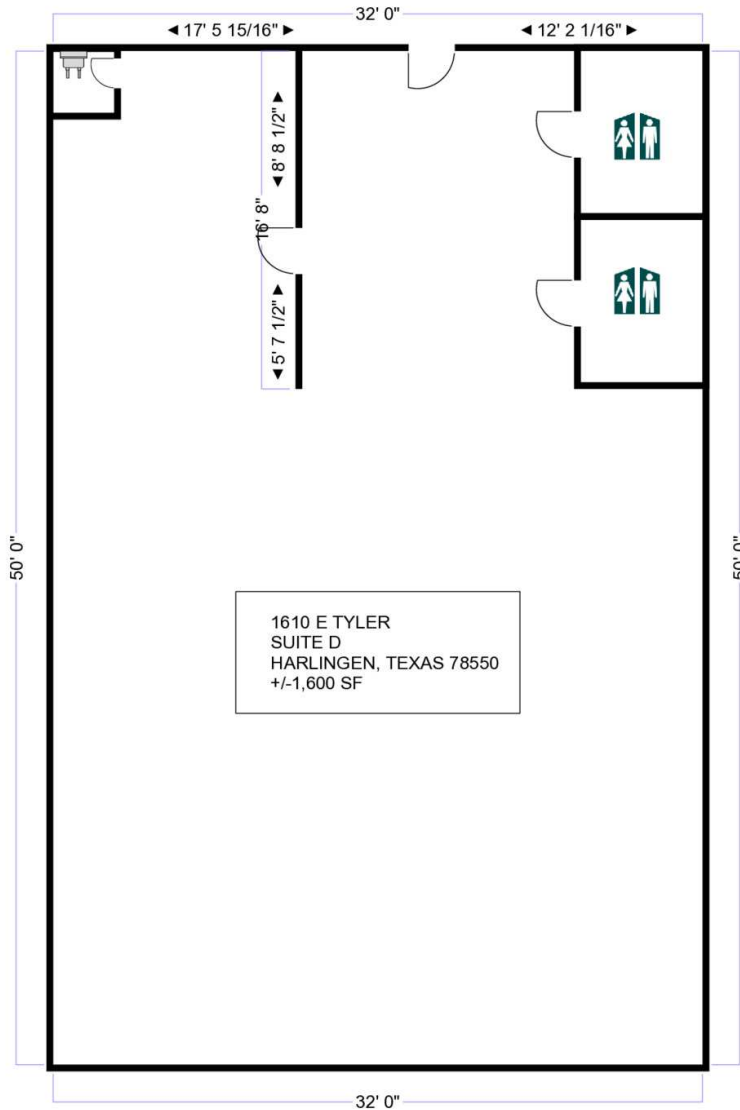
Newly Renovated



Exterior Photo

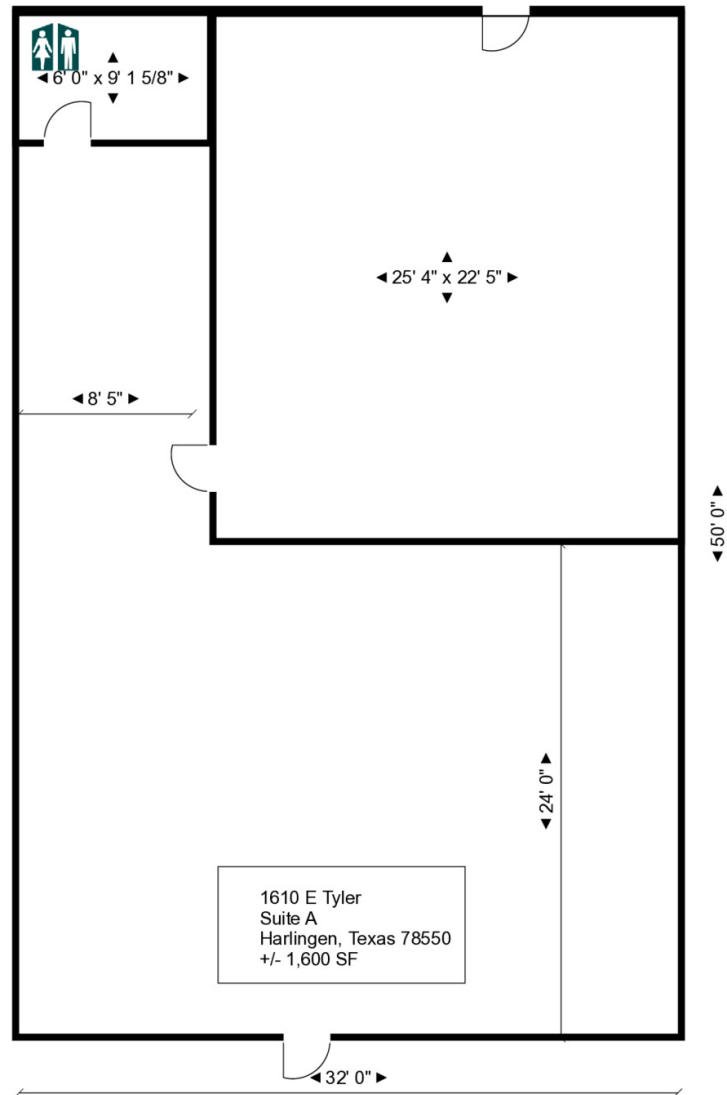
FOR LEASE  
1610 E TYLER PLAZA

## FLOOR PLAN - SUITE D



FOR LEASE  
1610 E TYLER PLAZA

## FLOOR PLAN - SUITE A





FOR LEASE  
1610 E TYLER PLAZA

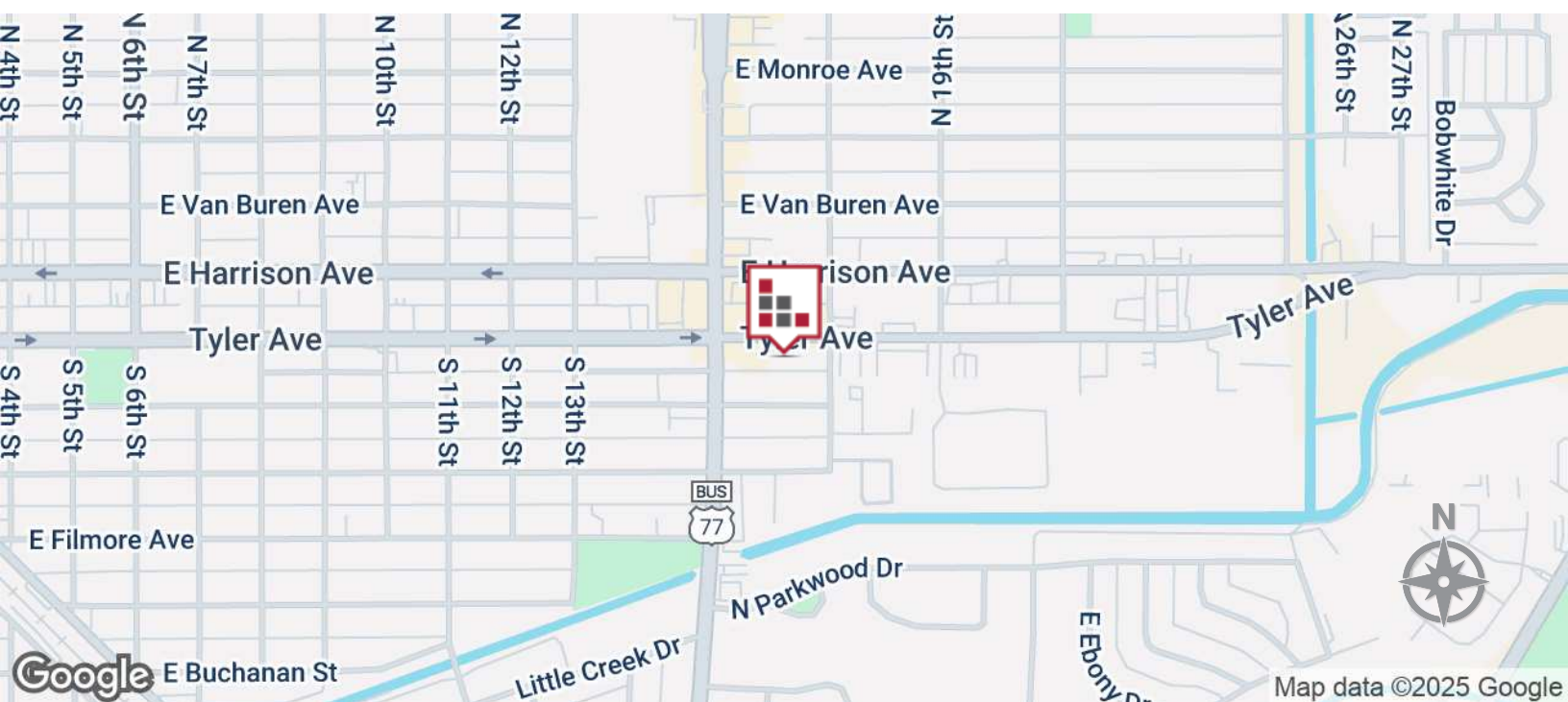
## RETAILER MAP





FOR LEASE  
1610 E TYLER PLAZA

## LOCATION MAP





# FOR LEASE 1610 E TYLER PLAZA

## DEMOGRAPHICS MAP



### POPULATION

	3 MILES	5 MILES	10 MILES
Total population	60,234	99,984	149,075
Median age	37	38	38
Median age (Male)	36	37	37
Median age (Female)	39	39	39

### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	21,209	34,760	50,338
# of persons per HH	2.8	2.9	3
Average HH income	\$69,006	\$71,298	\$72,930
Average house value	\$139,710	\$141,821	\$147,558

### ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	85.6%	85.5%	86.7%

### RACE (%)

	3 MILES	5 MILES	10 MILES
White	44.7%	43.3%	41.5%
Black	1.2%	1.1%	0.9%
Asian	1.1%	0.9%	0.7%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.7%	0.7%	0.6%
Other	16.4%	16.7%	17.2%

\* Demographic data derived from 2020 ACS - US Census