

CONCORD PLAZA

LEASE SPACE AVAILABLE

1601 W. Trenton Road Edinburg, TX 78539



LEASE RATE: \$18.00 - 24.00

NNN: \$7.00

Daniel Galvan, SIOR, CCIM

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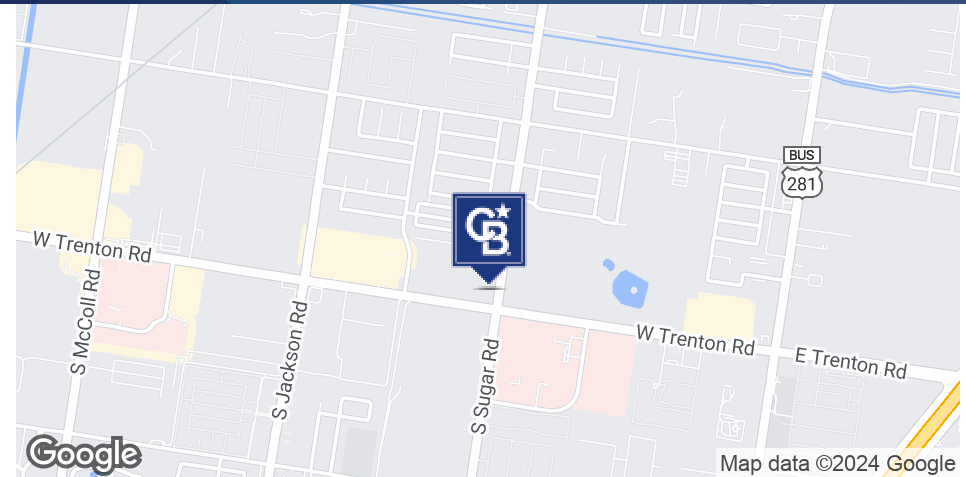
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**COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY**

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OFFERING SUMMARY

Lease Rate:	\$18.00 - 24.00
NNN:	\$7.00
Available Space:	900-2,786 SF
Building Size:	48,194 SF
Traffic Counts:	23,000 +/- VPD
Lot Size:	4.37 Acres
Market:	Rio Grande Valley
Submarket:	Edinburg

PROPERTY OVERVIEW

The retail center is situated on the hard corner of Trenton Rd. and Sugar Rd in Edinburg, TX. Strong retail corridor with heavy traffic and great visibility. This trade area benefits from a high concentration of major hospitals and medical offices in the area, which creates a strong daytime population.

PROPERTY HIGHLIGHTS

- Signalized hard corner with great visibility
- High traffic counts
- Great tenant mix
- Multiple major hospitals in the area
- Strong daytime population
- Large shared digital sign

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	DESCRIPTION
4113 S. Sugar Road, Suite 3	Available	1,350 SF	Retail
4113 S. Sugar Road, Suite 6	Available	900 SF	Retail
4113 S. Sugar Road, Suite 16	Available	800 SF	Retail
1601 W. Trenton, Suite L	Available	3,250 SF	Retail
1601 W. Trenton, Suite M	Available	2,150 SF	Retail
1601 W. Trenton, Suite L102	Available	88 SF	Office Executive Suite
1601 W. Trenton, Suite L103	Available	88 SF	Office Executive Suite
1601 W. Trenton, Suite L108	Available	114 SF	Office Executive Suite
1601 W. Trenton, Suite L117	Available	82 SF	Office Executive Suite
1601 W. Trenton, Suite L118	Available	82 SF	Office Executive Suite
1601 W. Trenton, Suite L119	Available	94 SF	Office Executive Suite
1601 W. Trenton, Suite L121	Available	100 SF	Office Executive Suite
1601 W. Trenton, Suite L123	Available	76 SF	Office Executive Suite
1601 W. Trenton, Suite L126	Available	62 SF	Office Executive Suite
1601 W. Trenton, Suite L131	Available	96 SF	Office Executive Suite
1601 W. Trenton, Suite L132	Available	88 SF	Office Executive Suite

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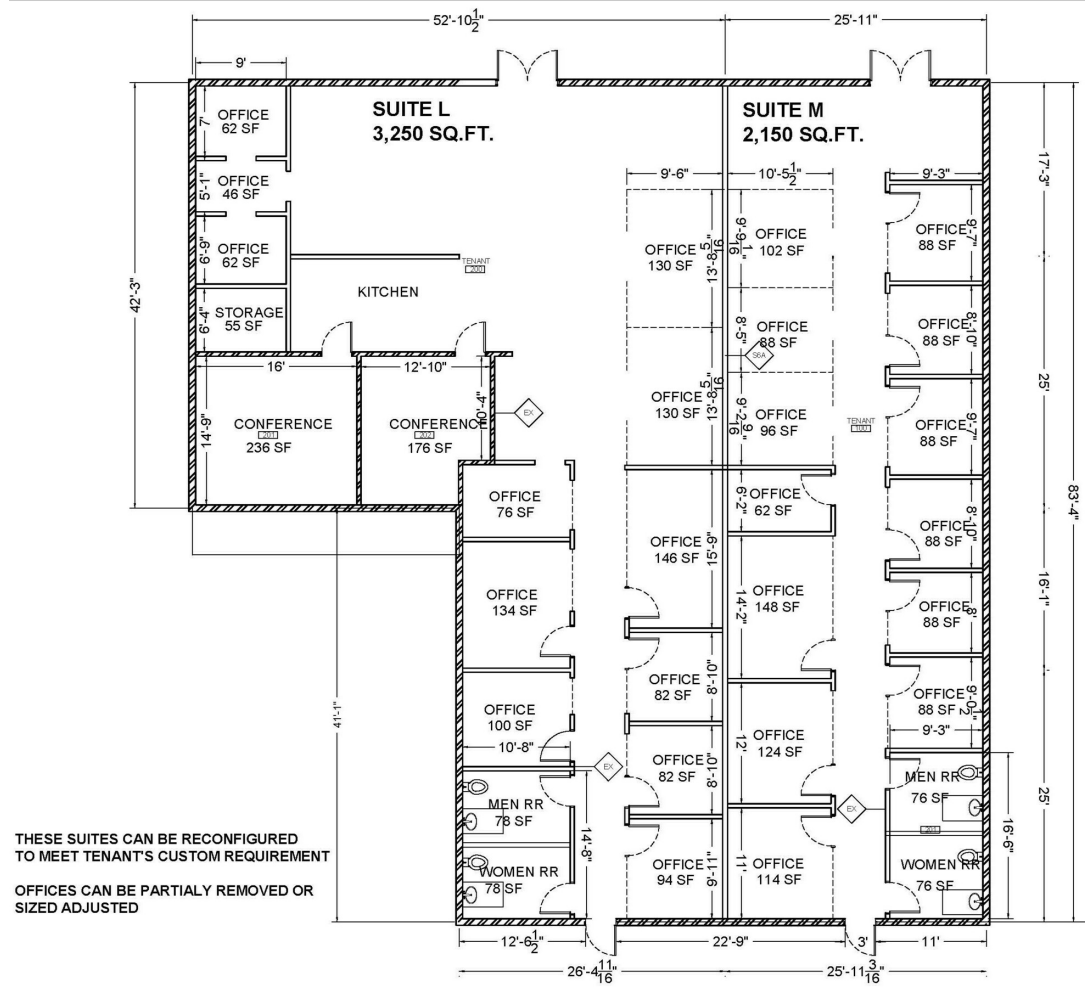


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SUITES L & M

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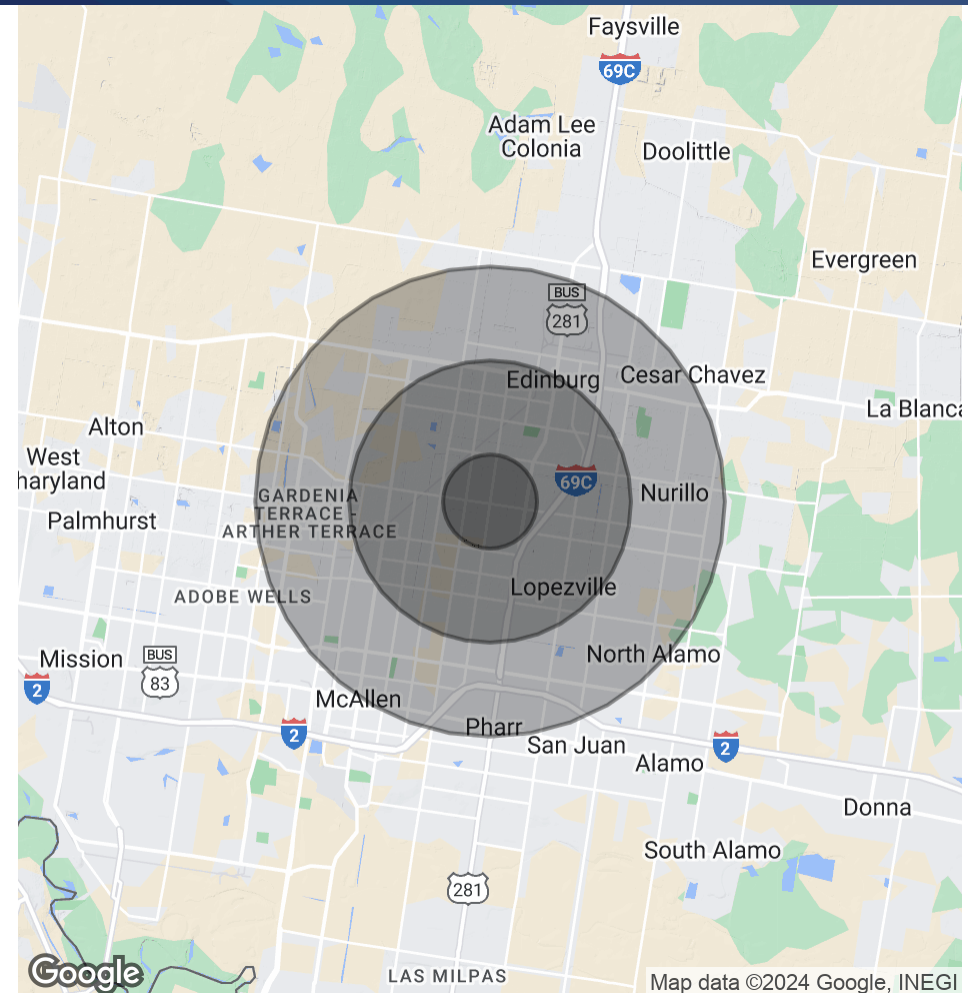
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,271	87,377	241,374
Average Age	37.4	31.8	31.2
Average Age (Male)	33.7	30.2	29.4
Average Age (Female)	39.8	34.4	33.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,294	31,582	83,532
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$85,046	\$73,134	\$61,259
Average House Value	\$165,945	\$151,676	\$123,817

* Demographic data derived from 2020 ACS - US Census



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