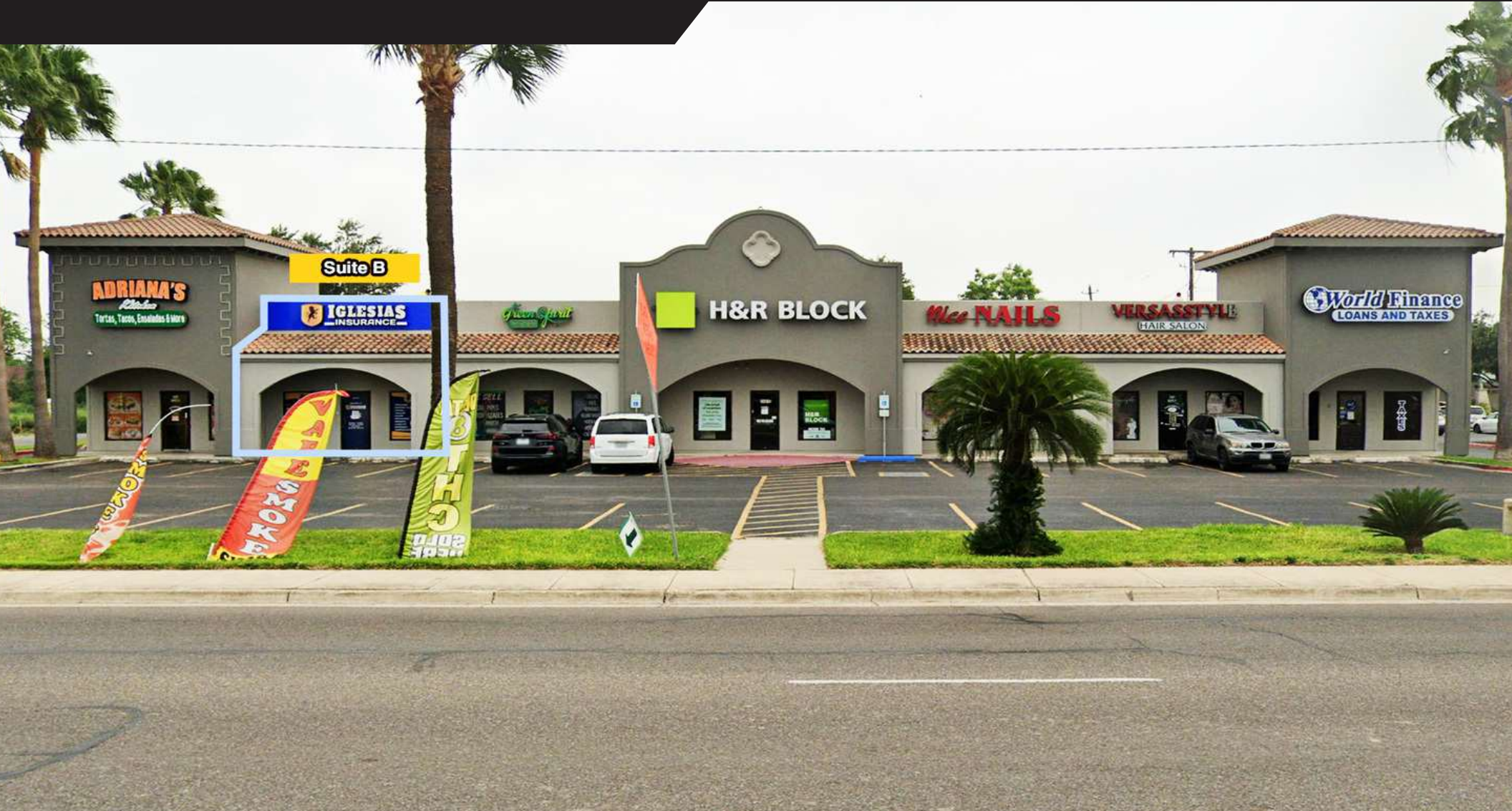


2401 PECAN BOULEVARD
MCALLEN, TX 78501

RETAIL SPACE FOR LEASE

1 SUITE AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ
Partner | Co-Managing Broker
956.227.8000 | laurap@nairgv.com

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY SUMMARY

2401 PECAN BOULEVARD | MCALLEN, TX 78501



PROPERTY DESCRIPTION

One prime leasing opportunity, strategically located along Pecan Boulevard just west of 23rd Street. Each suite is 1,200 SF and offers an ideal space for retail or office use. The strip center boasts seven units and approximately 37 parking spaces. Moreover, a prominent pole sign is available to showcase your business, ensuring maximum exposure in this highly sought-after area.

OFFERING SUMMARY

Lease Rate:	\$19.68 SF/YR + \$4.32 SF/YR (NNN)
Building Size:	9,000 SF
Suite B:	1,200 SF
Parking Spaces:	37 Spaces Total 31 Spaces: Front 6 Spaces: Back
Year Built:	2004
Zoning:	C-3: General Business
Traffic Count:	Pecan Blvd: 18,615 VPD

FOR LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI Rio Grande Valley makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale/lease, or withdrawal without notice.

AERIAL MAP

2401 PECAN BOULEVARD | MCALLEN, TX 78501

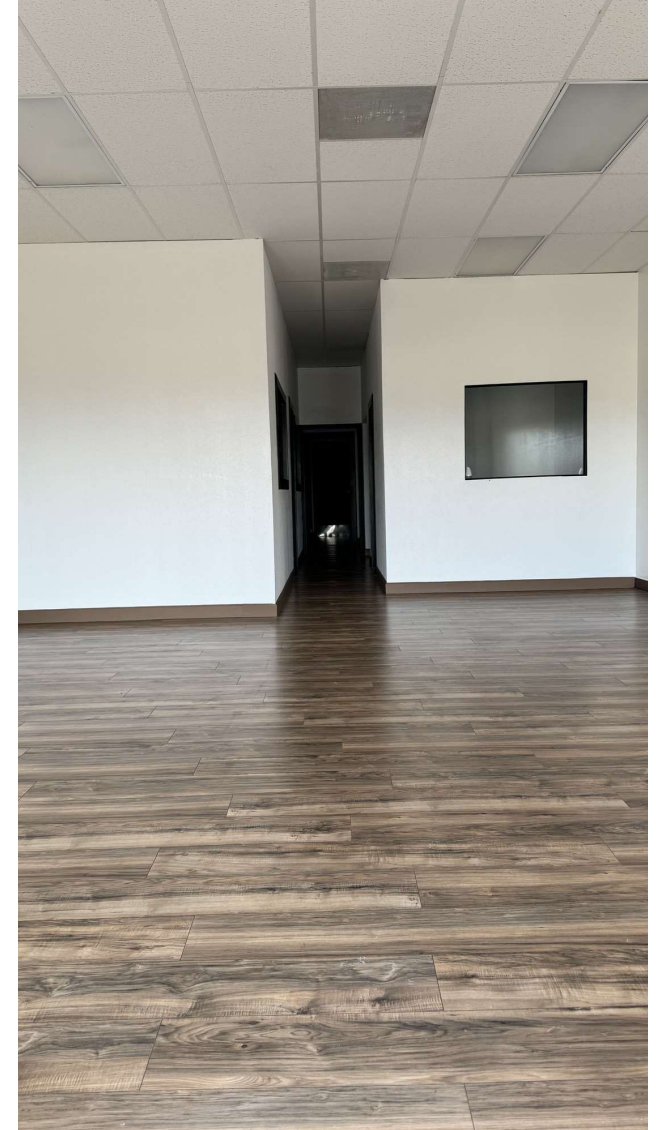


FOR LEASE | OFFICE BUILDING

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SUITE B: INTERIOR

2401 PECAN BOULEVARD | MCALLEN, TX 78501



FOR LEASE | OFFICE BUILDING

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