

# LEASE

## HARLINGEN MEDICAL/ OFFICE SPACE

1206 S. F. Street Harlingen , TX 78550



**LEASE RATE**

\$16.20 per year

**Daniel Galvan, SIOR, CCIM**  
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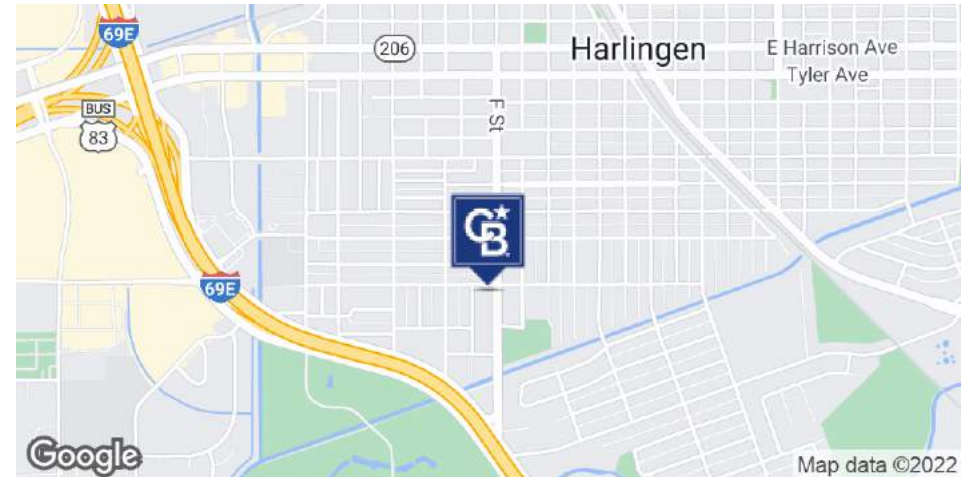


**COLDWELL BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY

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### OFFERING SUMMARY

Lease Rate:	\$16.20 per year (MG)
Available SF:	1,933 SF
Lot Size:	0.48 Acres
Year Built:	2005
Market:	Rio Grande Valley
Submarket:	Harlingen

### PROPERTY OVERVIEW

Excellent medical/office space in Harlingen, TX. Aggressive Landlord offering rent abatement, TI Allowances, and negotiable lease rates.

### PROPERTY HIGHLIGHTS

- Ideal for Medical and Office Space
- Proximity to US Highway 77
- TI Allowances and Negotiable Lease Rates
- Frontage on "F" Street

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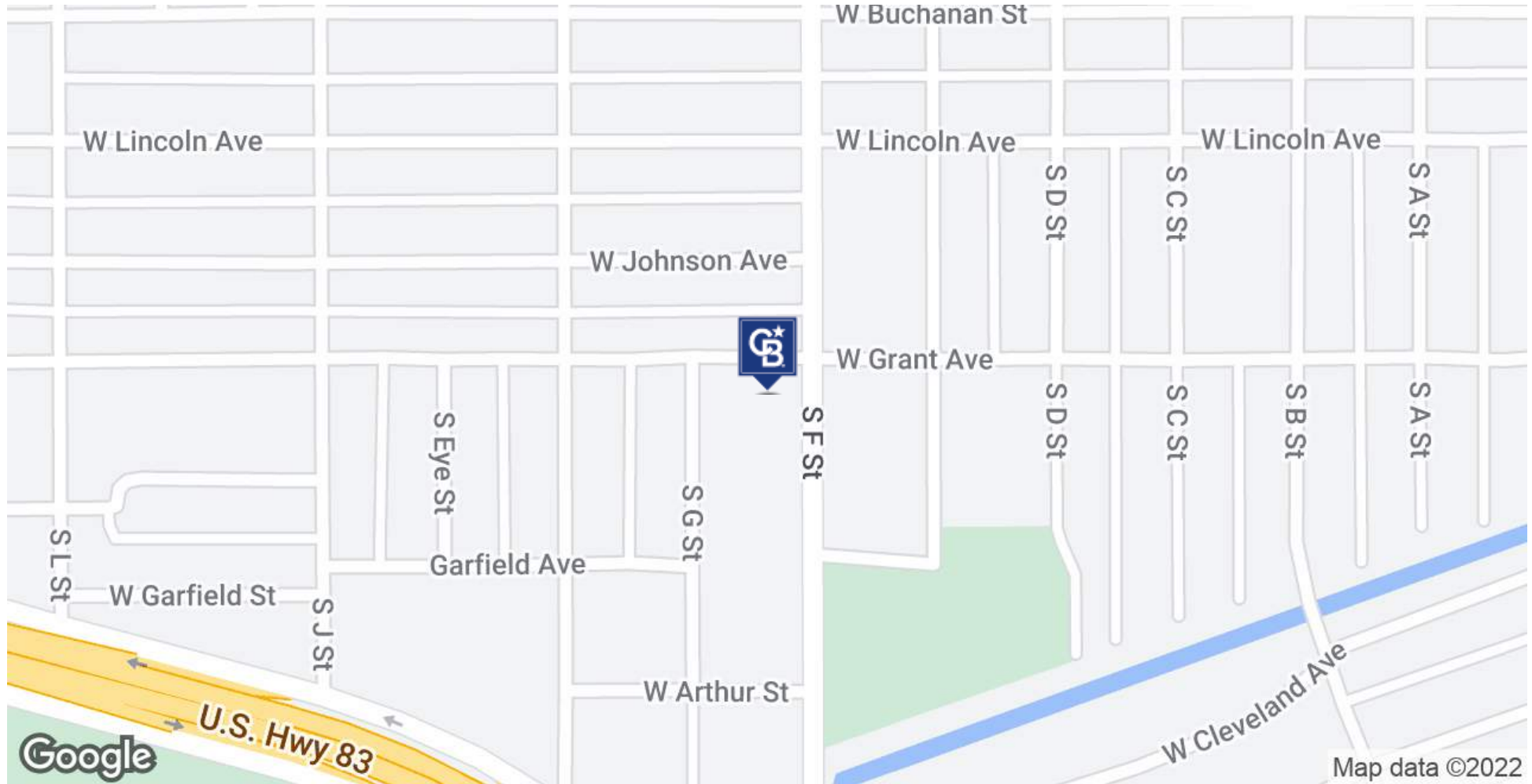


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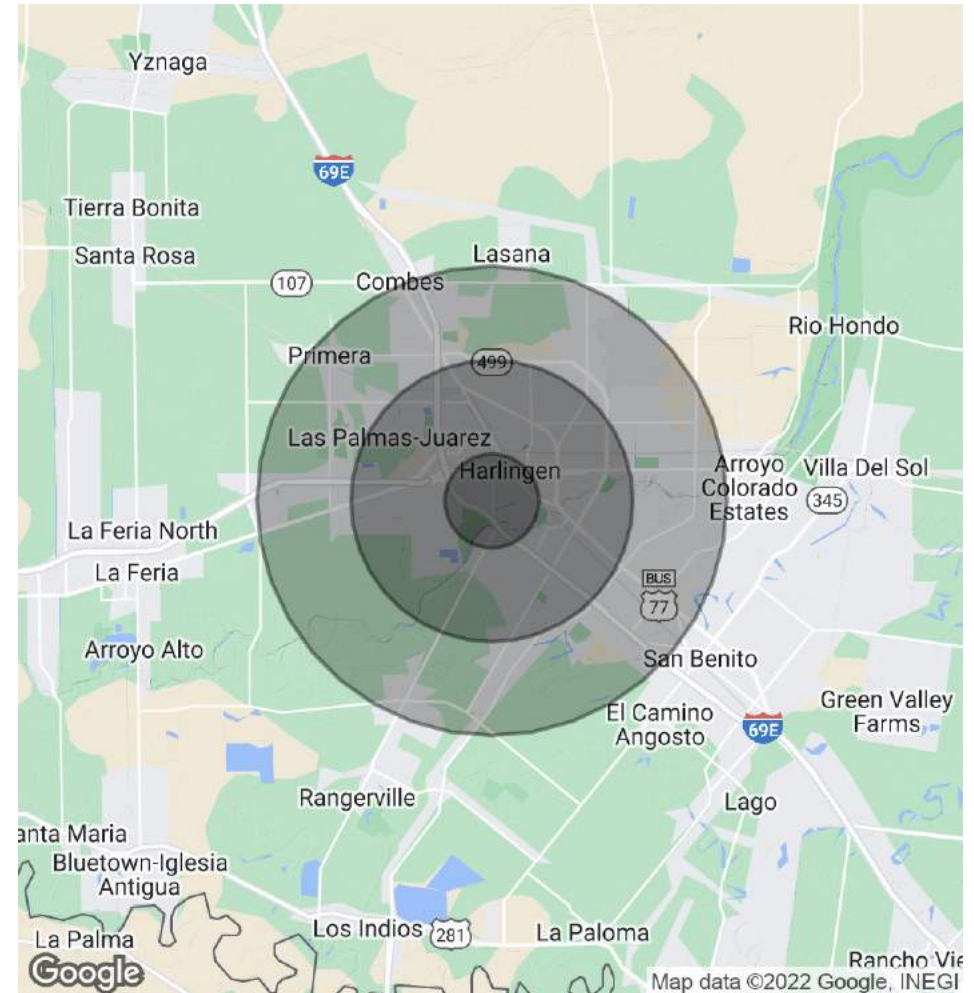
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,936	51,302	85,083
Average Age	32.5	34.6	33.9
Average Age (Male)	31.6	33.6	32.6
Average Age (Female)	34.4	36.2	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,244	17,037	27,808
# of Persons per HH	3.1	3.0	3.1
Average HH Income	\$29,437	\$47,697	\$49,811
Average House Value	\$69,636	\$73,610	\$85,734

\* Demographic data derived from 2020 ACS - US Census



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