

2401 PECAN BOULEVARD

MCALLEN, TX 78501

RETAIL SPACE FOR LEASE

3 SUITES AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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NAI STX | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM



PROPERTY DESCRIPTION

Three prime leasing opportunities, strategically located along Pecan Boulevard just west of 23rd Street. Suites B, C, & E are now available. Each suite is 1,200 SF and offers an ideal space for retail or office use. Ste. E is currently being used as a nail salon. The strip center boasts a total of 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.

IMPORTANT NOTES

- Each unit has its own water and electric meter
- Ste. E is available 30 days after execution of the new lease

OFFERING SUMMARY

Lease Rate:	\$19.68 SF/YR-\$1.64 SF/MO
Triple NNN:	\$4.32 SF/YR -\$0.36 SF/MO (NNN)
Building Size:	9,000 SF
Suite B,C, & E:	1,200 SF each
	37 Spaces Total
Parking Spaces:	31 Spaces: Front
	6 Spaces: Back
Year Built:	2004
Zoning:	C-3: General Business

FOR LEASE | OFFICE BUILDING

Disclaimer: The information contained herein was obtained from sources believed reliable. NAI STX 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

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FOR LEASE | OFFICE BUILDING

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SUITE B: INTERIOR

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SUITE C: INTERIOR

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