

# TWENTY SEVENTEEN SOUTH TENTH PLAZA

## RETAIL LEASE SPACE

McAllen, TX 78503



**Daniel Galvan, SIOR, CCIM**

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# PROPERTY SUMMARY

2017 S. 10TH STREET

2017 S. 10th Street, McAllen, TX 78503



## PROPERTY DESCRIPTION

Twenty Seventeen South 10th Street Plaza is located in one of McAllen, Tx busiest retail districts. This multi- tenant. Strip center sits directly across from the La Plaza Mall, one of Simon Properties highest grossing malls, and has excellent Expressway proximity. Proximity to Entertainment, Shopping, and Dining provides this premier strip center with excellent exposure and makes it ideal for retail and professional service users.

## PROPERTY HIGHLIGHTS

- Excellent Visibility
- High Traffic and Foot Traffic
- Across from McAllen Miller International Airport and La Plaza Mall

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
NNN:	\$6.75/YR
Available SF:	3,267 SF
Building Size:	22,000 SF

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# LAYOUT

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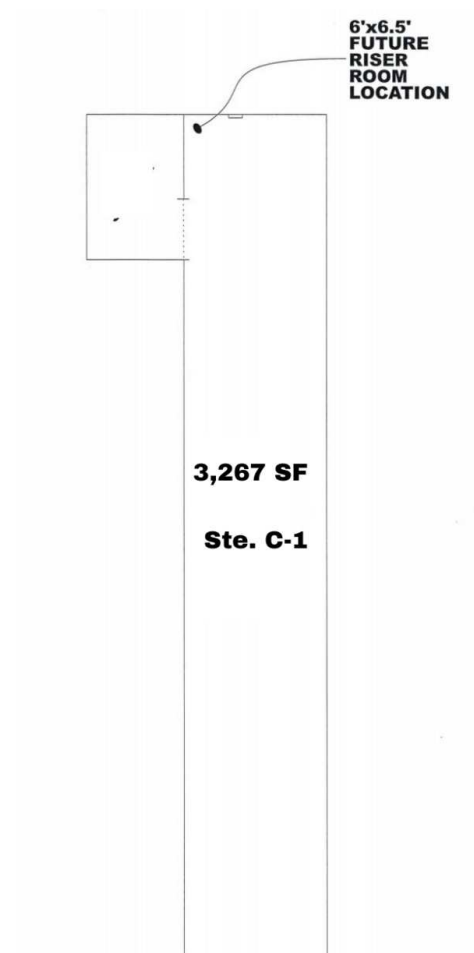


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# FLOOR PLAN

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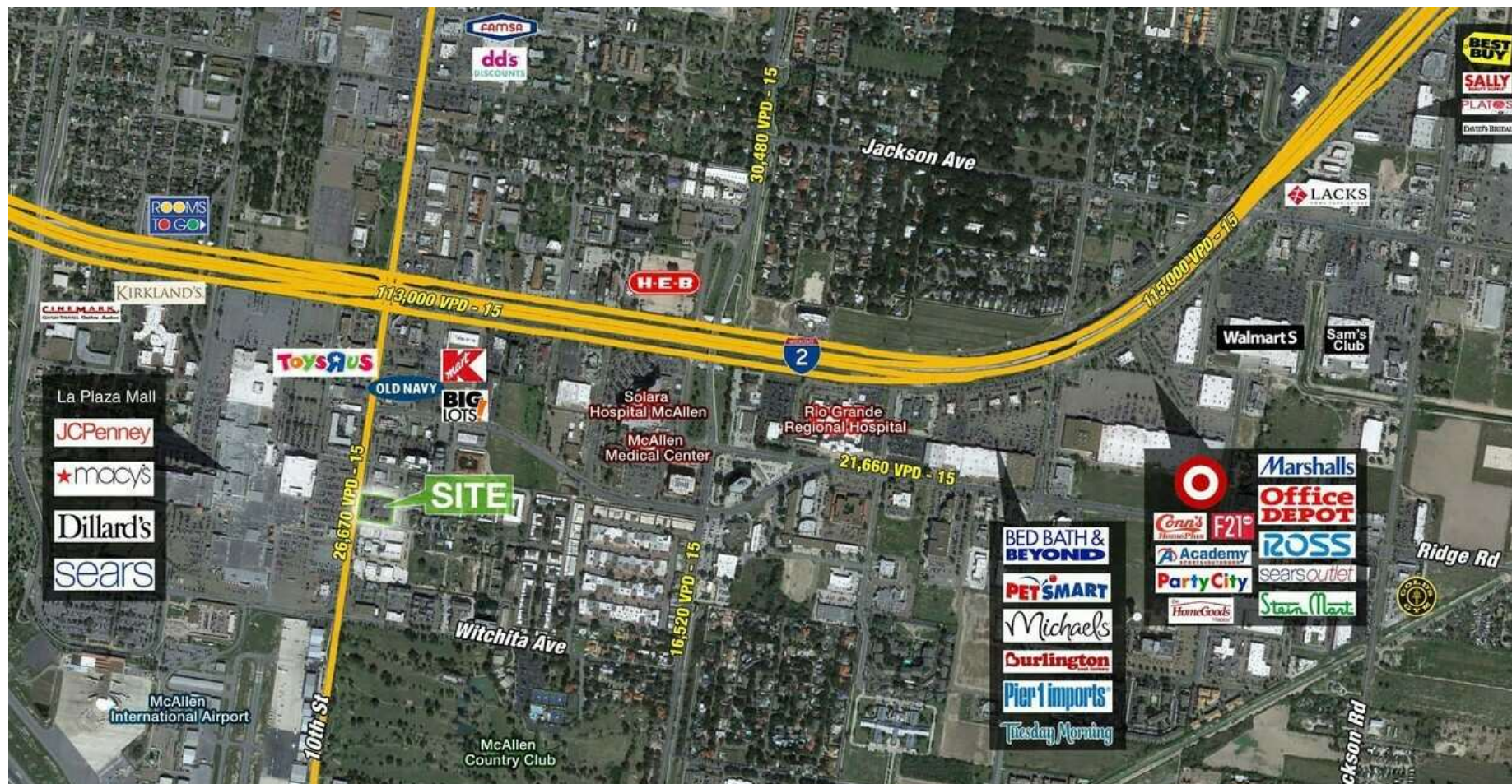
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# AERIAL

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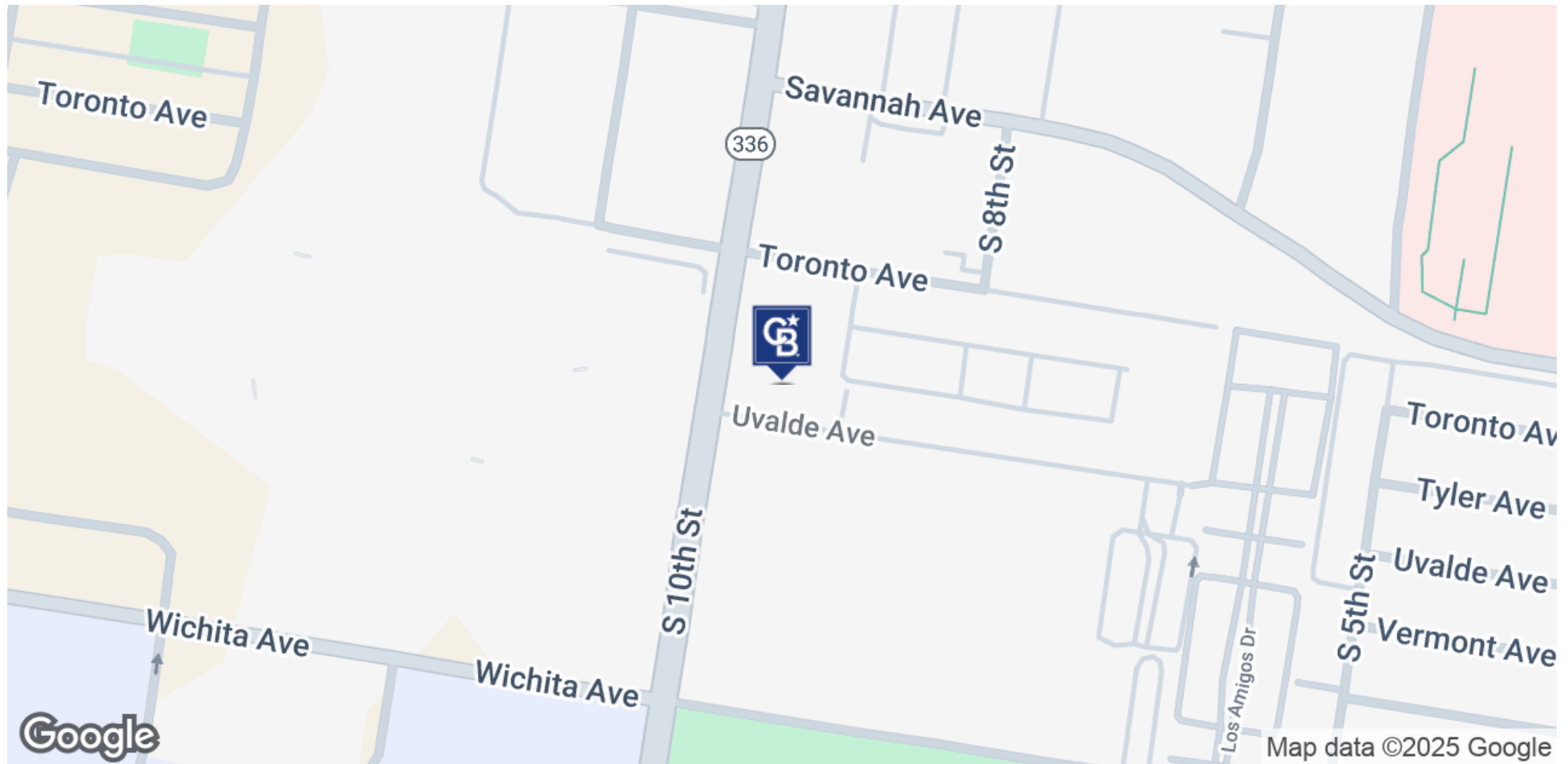
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# LOCATION MAP

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# DEMOGRAPHICS

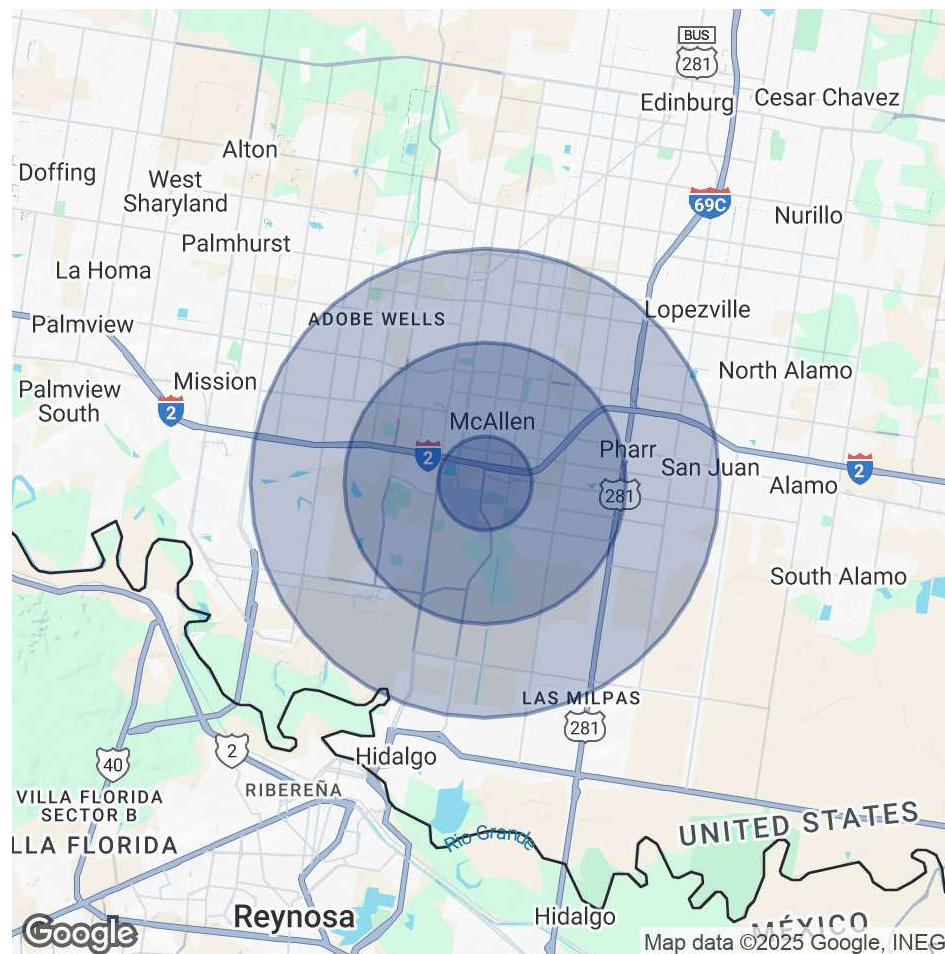
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,476	61,971	174,571
Average Age	36.3	31.8	31.6
Average Age (Male)	35	30.2	29.8
Average Age (Female)	37.5	33.9	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,607	19,736	54,784
# of Persons per HH	2.8	3.1	3.2
Average HH Income	\$51,707	\$46,377	\$51,424
Average House Value	\$255,011	\$139,236	\$118,402

2020 American Community Survey (ACS)



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