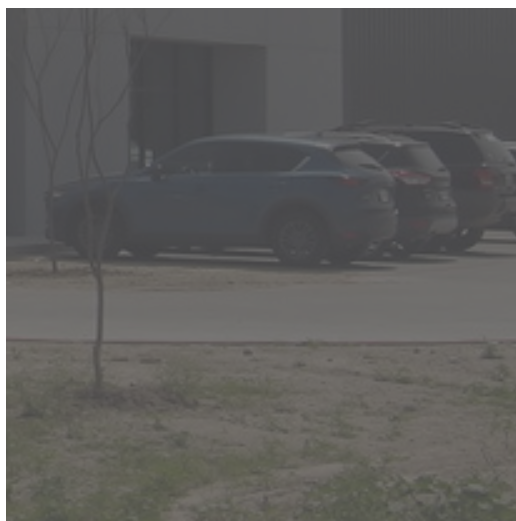


RETAIL PROPERTY FOR LEASE

PLANET FITNESS PLAZA



Join PLANET FITNESS at their NEW location coming online 1QTR25! 20,000 sf available for lease with vanilla-shell units of 4,500 sf end cap, 3,000 sf and 1,500 sf. Bay Depth is 60' with 25' front foot per unit. Excellent Retail Location with proximity to Hobby Lobby, Ross Dress for Less, WalMart, Target and many more. Development offers ample parking and space on Pylon Sign for advertising.



FOR SALE PLANET FITNESS PLAZA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	22,500 SF
Available SF:	1,500 - 20,000 SF
Lot Size:	4.71 Acres
Number of Units:	10
Price / SF:	\$24.00
	\$5.00 NNN
Year Built:	2024
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Join PLANET FITNESS at their NEW location coming online 1QTR25! 20,000 sf available for lease with vanilla-shell units of 4,500 sf end cap, 3,000 sf and 1,500 sf. Bay Depth is 60' with 25' front foot per unit. Excellent Retail Location with proximity to Hobby Lobby, Ross Dress for Less, WalMart, Target and many more. Development offers ample parking and space on Pylon Sign for advertising.

PROPERTY HIGHLIGHTS

LOCATED IN HARLINGEN RETAIL DISTRICT
1/2 MILE FROM INTERSTATE 2
NEW CONSTRUCTION
HIGH TRAFFIC RETAIL CORRIDOR
STEADY FOOT TRAFFIC

FOR SALE
PLANET FITNESS PLAZA

ADDITIONAL PHOTOS



NEW 25,000 SF -- Planet Fitness Store



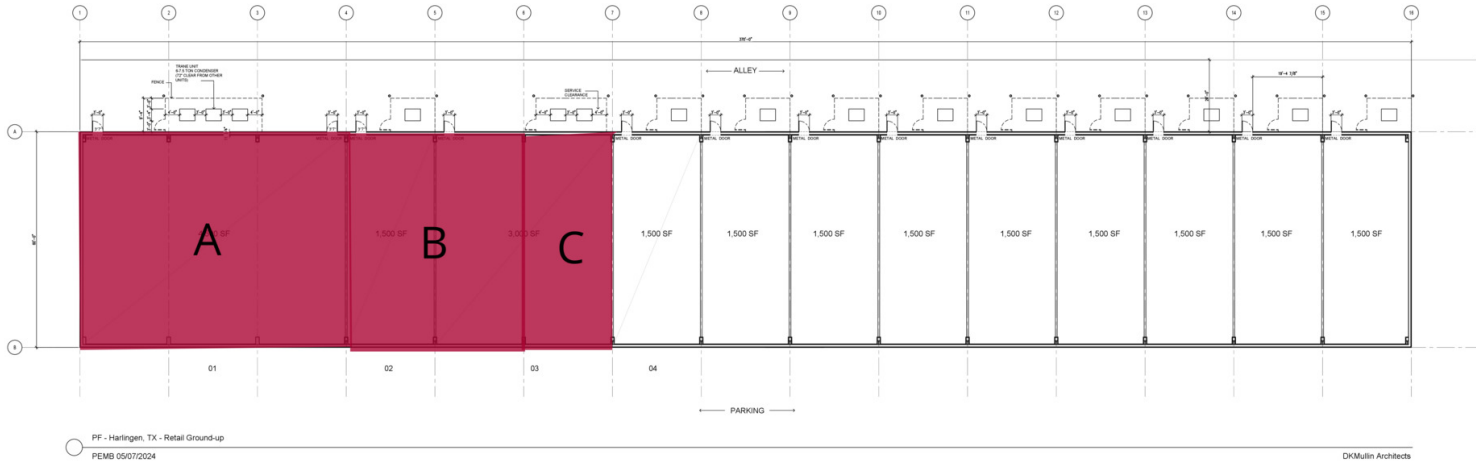
22,500 SF Retail Space Available



6,000 SF - END CAP -- AVAILBLE

FOR LEASE PLANET FITNESS PLAZA

LEASE SPACES



LEASE INFORMATION

Lease Type:	\$24.00 NNN
Total Space:	1,500 - 20,000 SF

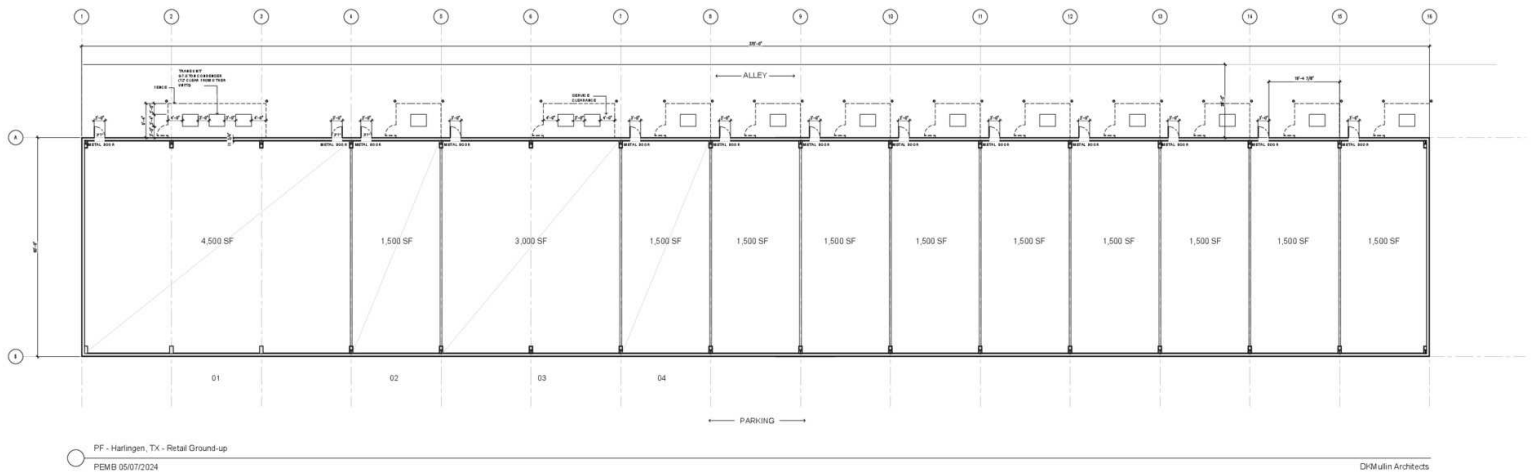
Lease Term:	60 months
Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suites 1 - 4	Available	6,000 - 20,000 SF	[\$5.00 psf}	\$24.00 SF/yr	Located on the End Cap, this unit comes with High Visibility on Dixieland Road and Lincoln Avenue.
Suite 5	Available	3,000 - 20,000 SF	[\$5.00 psf]	\$24.00 SF/yr	Ideal for Retail or Medical Use
Suite 6	Available	1,500 - 20,000 SF	[\$5.00 psf]	\$24.00 SF/yr	-

FOR LEASE PLANET FITNESS PLAZA

SITE PLAN



FOR LEASE PLANET FITNESS PLAZA

AERIAL MAP



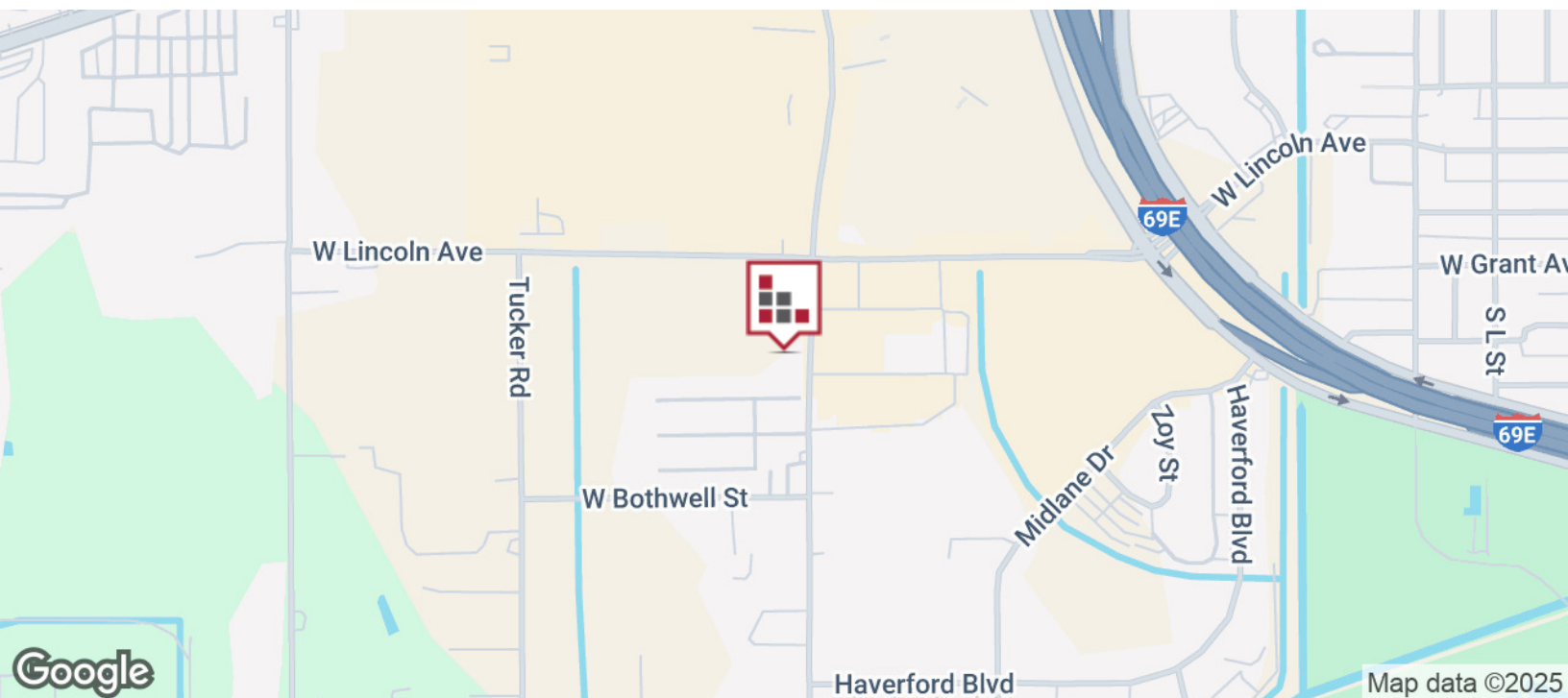
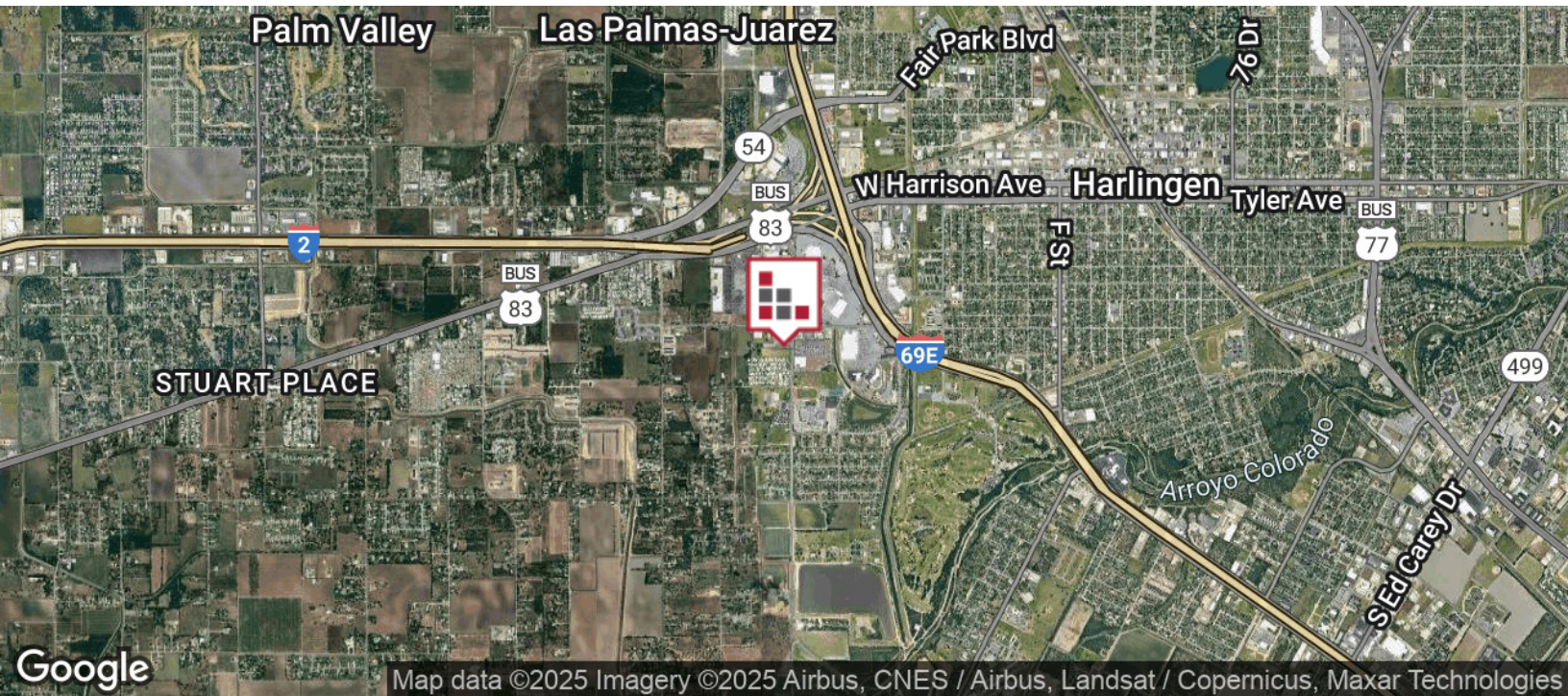
FOR LEASE PLANET FITNESS PLAZA

RETAILER MAP



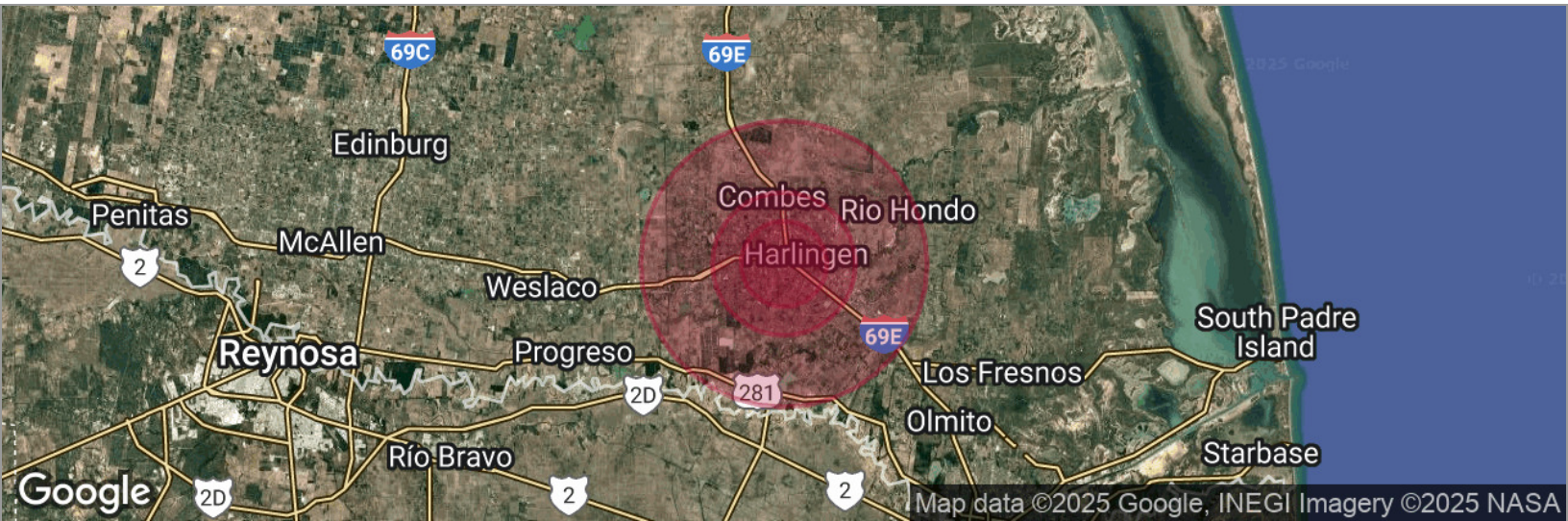
FOR LEASE
PLANET FITNESS PLAZA

LOCATION MAP



FOR LEASE PLANET FITNESS PLAZA

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	50,850	99,004	153,855
Median age	38	38	38
Median age (Male)	37	37	37
Median age (Female)	40	39	39

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	17,743	34,630	51,652
# of persons per HH	2.9	2.9	3
Average HH income	\$70,378	\$75,490	\$72,504
Average house value	\$140,457	\$152,672	\$144,701

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	86.3%	84.0%	87.1%
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RACE (%)

White	44.0%	43.6%	41.8%
Black	1.0%	1.1%	0.9%
Asian	0.8%	0.9%	0.7%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.7%	0.7%	0.6%
Other	16.8%	16.1%	17.2%

* Demographic data derived from 2020 ACS - US Census