



DAVID'S BRIDAL

Star Plaza Retail Space

4750 SPID
Corpus Christi TX 78411

THE SPACE

Location	4750 SPID, Corpus Christi, TX, 78411
COUNTY	Nueces
APN	238883
Cross Street	Everhart
Traffic Count	120,000
Square Feet	9886
Annual Rent PSF	\$18.00
Lease Type	NNN



HIGHLIGHTS

- Highest traffic count in Corpus Christi.
- Close proximity to dozens of national retail & service industry businesses.
- Free LED signage.



POPULATION

2018	2019	2020
13,264	129,110	226,160



AVERAGE HOUSEHOLD INCOME

2018	2019	2020
\$71,778	\$81,616	\$85,515



NUMBER OF HOUSEHOLDS

2018	2019	2020
5,093	50,644	85,680

PROPERTY FEATURES

CURRENT OCCUPANCY	75.00 %
TOTAL TENANTS	3
BUILDING SF	33,100
LAND SF	117,534
LAND ACRES	2.7
YEAR BUILT	2004
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	100+
CORNER LOCATION	Yes
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

CONSTRUCTION

FOUNDATION	Slab
EXTERIOR	Stucco
PARKING SURFACE	Concrete







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SPACE FOR LEASE

Free LED Billboard Space on SPID.

2000 Population	14,376	122,862	194,787
2010 Population	14,314	130,831	213,390
2023 Population	13,264	129,110	226,160
2028 Population	13,132	127,992	225,760
2023 African American	530	5,923	11,431
2023 American Indian	111	1,180	1,935
2023 Asian	165	3,004	6,913
2023 Hispanic	9,347	84,749	147,363
2023 Other Race	2,044	17,288	30,571
2023 White	6,374	65,311	112,408
2023 Multiracial	4,029	36,262	62,663
2023-2028: Population: Growth Rate	-1.00 %	-0.85 %	-0.20 %

less than \$15,000	759	5,763	10,138
\$15,000-\$24,999	299	3,924	6,837
\$25,000-\$34,999	650	5,324	8,289
\$35,000-\$49,999	581	5,931	9,859
\$50,000-\$74,999	1,098	10,062	15,316
\$75,000-\$99,999	865	7,998	12,968
\$100,000-\$149,999	514	6,771	12,629
\$150,000-\$199,999	144	2,232	4,321
\$200,000 or greater	184	2,640	5,322
Median HH Income	\$54,098	\$58,465	\$60,225
Average HH Income	\$71,778	\$81,616	\$85,515

2000 Total Housing	5,554	49,203	75,725
2010 Total Households	5,400	50,347	79,723
2023 Total Households	5,093	50,644	85,680
2028 Total Households	5,085	50,679	86,291
2023 Average Household Size	2.58	2.53	2.59
2000 Owner Occupied Housing	3,250	26,712	41,616
2000 Renter Occupied Housing	2,037	19,318	28,961
2023 Owner Occupied Housing	2,985	28,922	51,310
2023 Renter Occupied Housing	2,108	21,722	34,370
2023 Vacant Housing	485	5,732	9,721
2023 Total Housing	5,578	56,376	95,401
2028 Owner Occupied Housing	3,013	29,232	52,263
2028 Renter Occupied Housing	2,072	21,447	34,027
2028 Vacant Housing	506	6,004	9,993
2028 Total Housing	5,591	56,683	96,284
2023-2028: Households: Growth Rate	-0.15 %	0.05 %	0.70 %



Source: esri

2023 Population Age 30-34	886	10,737	17,647
2023 Population Age 35-39	864	9,119	15,950
2023 Population Age 40-44	748	7,858	14,224
2023 Population Age 45-49	731	6,867	12,332
2023 Population Age 50-54	681	6,577	11,881
2023 Population Age 55-59	775	7,292	12,863
2023 Population Age 60-64	811	7,747	13,161
2023 Population Age 65-69	787	7,220	12,102
2023 Population Age 70-74	744	5,981	9,742
2023 Population Age 75-79	486	4,042	6,599
2023 Population Age 80-84	344	2,460	4,132
2023 Population Age 85+	324	2,339	4,005
2023 Population Age 18+	10,339	100,566	173,684
2023 Median Age	39	37	36

2028 Population Age 30-34	909	9,507	16,384
2028 Population Age 35-39	846	9,929	17,028
2028 Population Age 40-44	814	8,622	15,261
2028 Population Age 45-49	717	7,490	13,413
2028 Population Age 50-54	698	6,512	11,554
2028 Population Age 55-59	641	6,251	11,150
2028 Population Age 60-64	728	6,615	11,606
2028 Population Age 65-69	761	6,907	11,779
2028 Population Age 70-74	728	6,359	10,638
2028 Population Age 75-79	591	4,895	8,007
2028 Population Age 80-84	402	3,131	5,190
2028 Population Age 85+	351	2,570	4,488
2028 Population Age 18+	10,299	100,102	174,088
2028 Median Age	39	38	37

Median Household Income 25-34	\$53,327	\$57,957	\$61,785
Average Household Income 25-34	\$67,466	\$76,268	\$81,088
Median Household Income 35-44	\$66,301	\$72,754	\$77,608
Average Household Income 35-44	\$81,852	\$96,170	\$103,216
Median Household Income 45-54	\$64,931	\$75,013	\$78,160
Average Household Income 45-54	\$84,119	\$98,348	\$104,579
Median Household Income 55-64	\$58,903	\$65,820	\$66,284
Average Household Income 55-64	\$75,617	\$89,938	\$93,277
Median Household Income 65-74	\$48,436	\$51,638	\$50,346
Average Household Income 65-74	\$67,314	\$74,293	\$74,730
Average Household Income 75+	\$60,803	\$61,260	\$58,454

Median Household Income 25-34	\$56,993	\$64,445	\$71,117
Average Household Income 25-34	\$74,078	\$84,999	\$92,125
Median Household Income 35-44	\$75,086	\$79,354	\$83,637
Average Household Income 35-44	\$93,794	\$109,228	\$116,090
Median Household Income 45-54	\$75,090	\$80,982	\$85,154
Average Household Income 45-54	\$94,957	\$110,101	\$117,171
Median Household Income 55-64	\$65,140	\$73,802	\$75,282
Average Household Income 55-64	\$85,431	\$99,749	\$104,608
Median Household Income 65-74	\$54,723	\$57,642	\$56,336
Average Household Income 65-74	\$77,184	\$85,159	\$85,693
Average Household Income 75+	\$70,471	\$70,342	\$67,565

Star Plaza Retail Space

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