

VALLEY CROSSING SHOPPING CENTER

1,600±
SQFT



715 East Expressway 83 | Weslaco, TX 78599



SVN HANNA SOLUTIONS COMMERCIAL
REAL ESTATE

1001 E Jackson Ave STE A, McAllen, TX 78501

956.322.4001 | svnhannasolutionscre.com

MARK HANNA, CCIM
MANAGING DIRECTOR

956.821.8001

mark.hanna@svn.com

Property Overview

1,600±
SQFT



For Lease

PROPERTY OVERVIEW Valley Crossing Shopping Center - Weslaco, TX 78596

Prime retail space available along Expressway 83, Weslaco's **dominant commercial corridor**. The property offers excellent **visibility, strong traffic counts, and convenient access**, ideal for national or regional retailers seeking a high-exposure location. The building features **modern finishes, flexible layouts, and ample parking**, surrounded by **top-performing retailers and restaurants**.

Offering Summary



For Lease

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 Lease Rate:	\$27.00 SF/yr (NNN)
 Space Sizes:	1,600 SF
 Space Type:	Street Retail
 Lease Terms:	36 Months

Property Highlights



For Lease

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- Excellent visibility along Expressway 83, Weslaco's main commercial artery
- Convenient ingress/egress
- Prominent signage opportunities
- Shadow Anchored by Academy, JCPenney, TJMaxx, ChuckE Cheese, Olive Garden, Longhorn Steakhouse, and more!
- 7.8 Million Visits to Valley Crossing Shopping Center according to PlacerAI

Aerial Photos



Area Analytics



PLACER.AI Visit Counts

LOWE'S 59K VISITS

Walmart 294.9K VISITS

Academy 57.7K VISITS

H-E-B 207.6 VISITS

T.J. maxx 51.8 VISITS

jcpenney 35.7K VISITS

Starbucks 46.2K VISITS

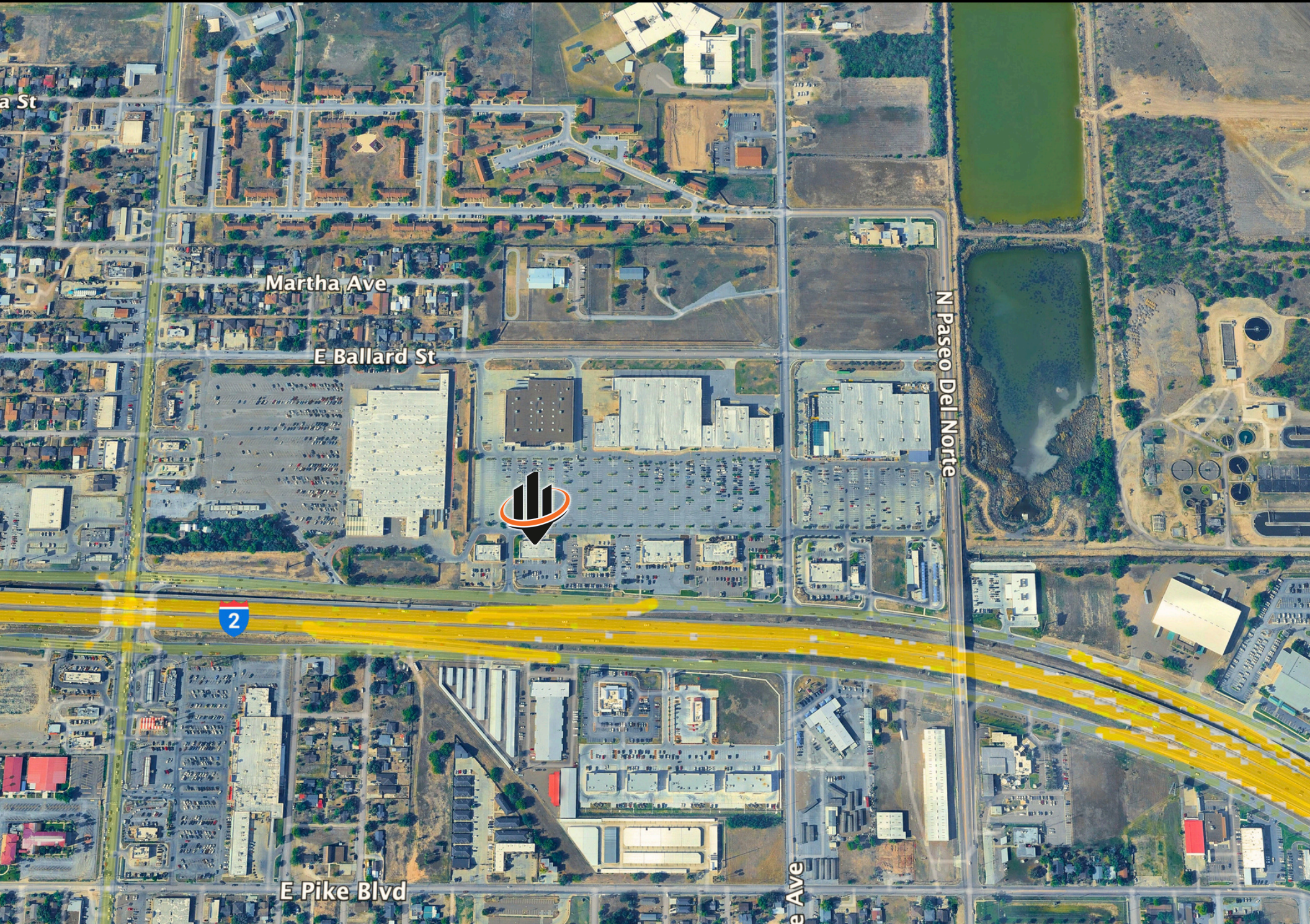
*MONTHLY VISITS
*LAST 12 MONTHS

For Lease

POPULATION

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,538	55,435	107,737
AVERAGE AGE	37	37	36
HOUSEHOLD & INCOME			
TOTAL HOUSEHOLDS	2,830	17,851	32,813
AVERAGE HH INCOME	\$57,041	\$68,196	\$63,338

Location Map



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📞 956.821.8001 📠 956.322.4001
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