

4915 NORTH 10TH ST
MCALLEN, TX 78504

RETAIL PROPERTY FOR LEASE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

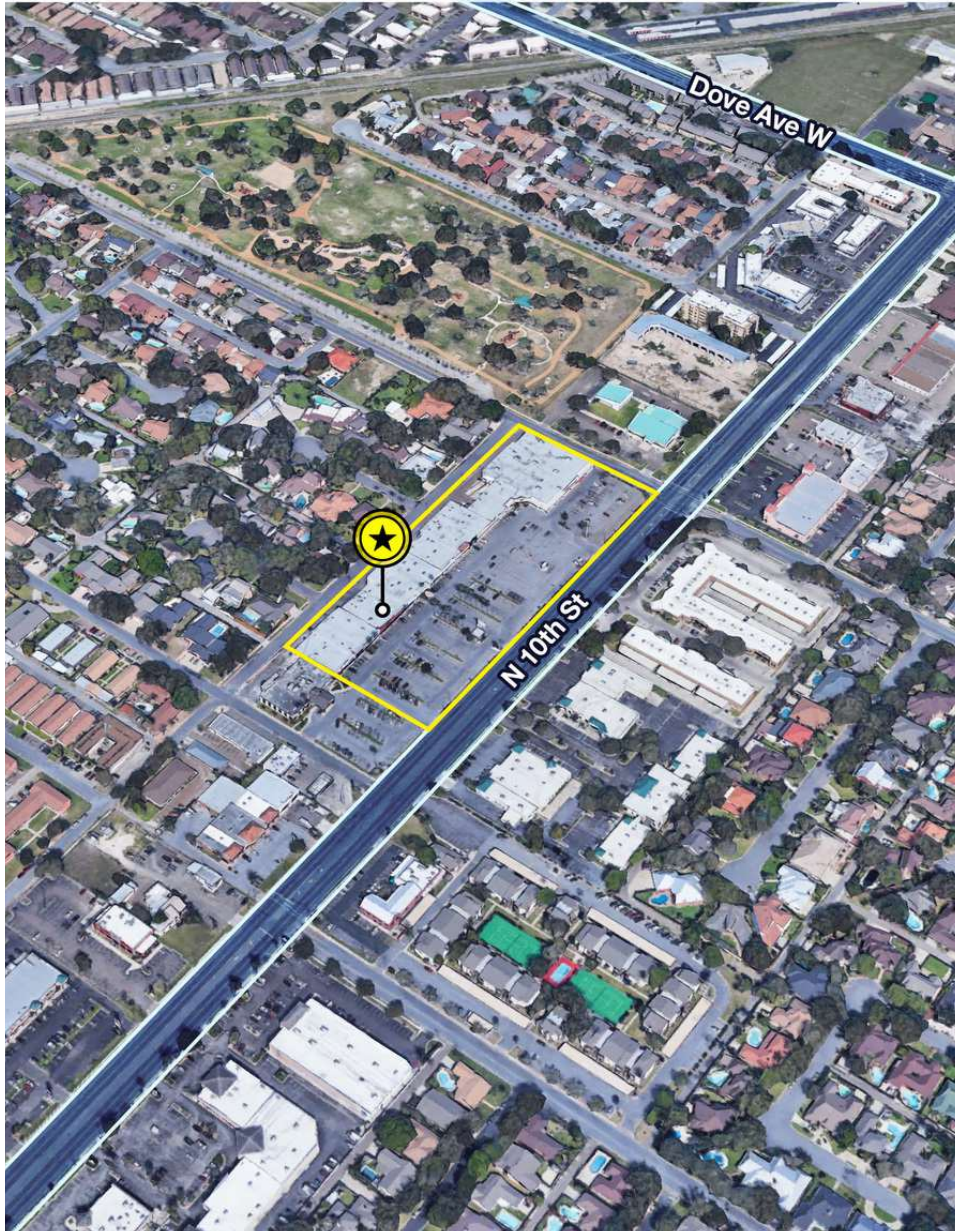
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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

PROPERTY SUMMARY

4915 NORTH 10TH STREET | MCALLEN, TX 78504



PROPERTY DESCRIPTION

5,000 SF is available next to El Divino, Cryo, Breadsmith, Quips 'N' Quotes, and other long-term/established foot traffic-producing businesses in this 91,306 sf multi-tenant neighborhood retail shopping center. It is located in a prime retail corridor with high traffic and plenty of rooftops in the North McAllen area. The location is great for retail, office, or other professional use.

PROPERTY HIGHLIGHTS

- High Visibility Along N. 10th St.
- Located in the Tiffany Plaza
- 280 Parking Spaces Available

OFFERING SUMMARY

Lease Rate:	\$1.38 SF/month-\$16.56 YR \$0.48 month-\$5.76 YR (NNN)
Available SF:	5,000 SF
Lot Size:	5.98 Acres
Building Size:	5,000 SF
Year Built:	2002
Vehicles Per Day:	24,929 VPD

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	380	1,793	5,503
Total Population	853	4,262	13,728
Average HH Income	\$89,538	\$92,074	\$102,007

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AERIAL MAP

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