

MAIN PLACE SHOPPING CENTER

1800 S. Main St., McAllen, TX 78503

RETAIL PROPERTY FOR LEASE



SUSIE TORRES

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TANO CARRANZA

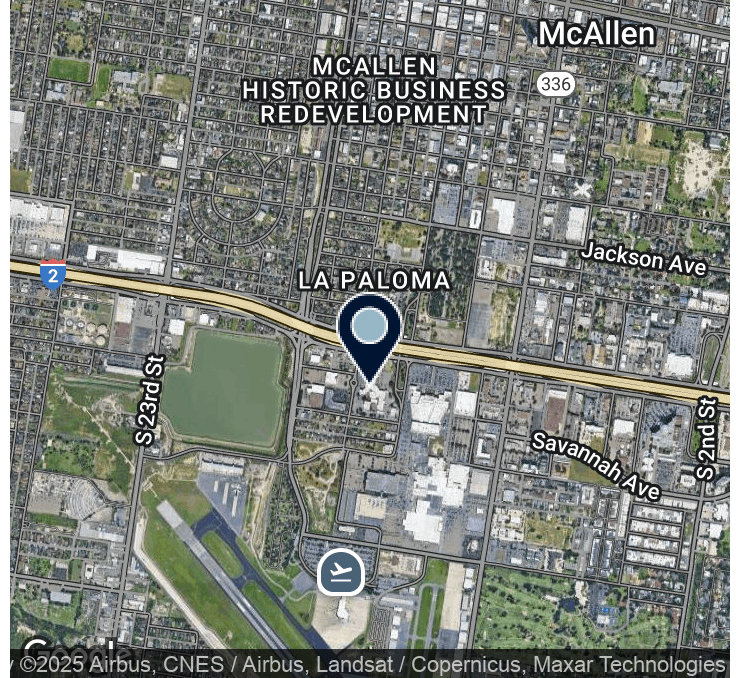
Vice President of Asset Management, Real Estate
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Main Place Shopping Center is a recently updated commercial center totaling approx. 150,754 SF located in one of McAllen, Texas busiest retail corridors with frontage to W Expressway 2 and adjacent to La Plaza Mall.

This property has an additional ground lease opportunity within the shopping center, directly adjacent to the Main Street overpass, offering maximum exposure to high traffic counts and seamless access for commuters and shoppers alike.

With excellent exposure from La Plaza Mall, it is versatile and ideal for a wide range of uses including quick-service restaurants, medical, retail, or service/professional businesses.

PROPERTY HIGHLIGHTS

- Various options and units available, including a corner pad site
- Frontage to W. Expressway 2 with 86,991 VPD
- Pylon sign facing Expwy. 2 & S. Main St.
- Adjacent to La Plaza Mall, #6 mall in the state of Texas for visits in the shopping center category
- High-traffic retail corridor
- 4:1000 Parking Ratio

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	26,996	73,704	117,482
Total Population	76,401	216,364	361,309
Average HH Income	\$63,751	\$76,538	\$75,676

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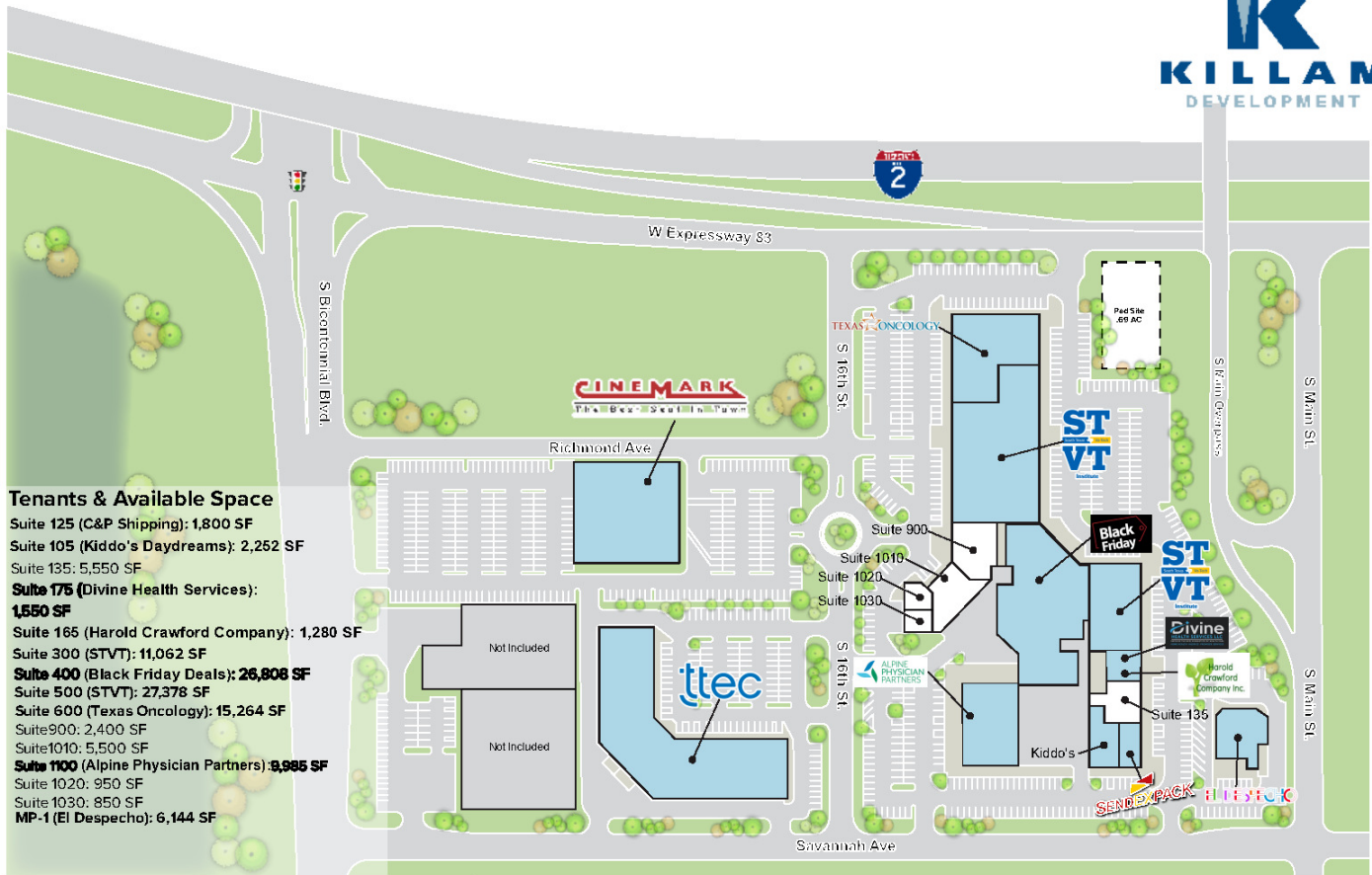
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Tenants & Available Space

Suite 125 (C&P Shipping): 1,800 SF
Suite 105 (Kiddo's Daydreams): 2,252 SF
Suite 135: 5,550 SF
Suite 175 (Divine Health Services): 1,550 SF
Suite 165 (Harold Crawford Company): 1,280 SF
Suite 300 (STVT): 11,062 SF
Suite 400 (Black Friday Deals): 26,808 SF
Suite 500 (STVT): 27,378 SF
Suite 600 (Texas Oncology): 15,264 SF
Suite 900: 2,400 SF
Suite 1010: 5,500 SF
Suite 1100 (Alpine Physician Partners): 9,985 SF
Suite 1020: 950 SF
Suite 1030: 850 SF
MP-1 (El Despecho): 6,144 SF

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PAD SITE AVAILABLE



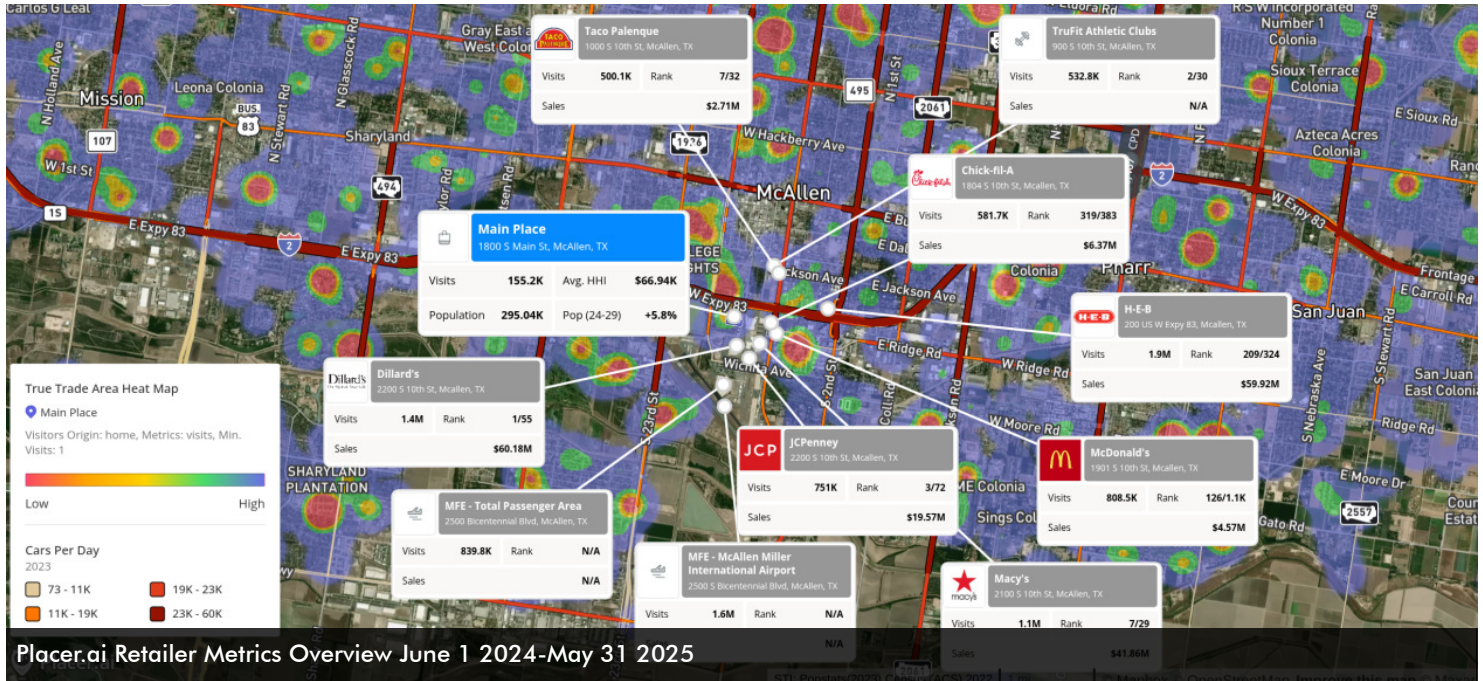
MAIN PLACE SHOPPING CENTER PAD SITE

- Ground lease available within Main Place Shopping Center, fronting US Expy 83 and adjacent to the Main Street overpass, offering maximum exposure to high traffic counts and seamless access for commuters and shoppers alike.
- Ideal for a wide range of uses including quick-service restaurants, medical, retail, or service businesses.
- Surrounded by strong national retailers, this site benefits from consistent foot traffic, ample shared parking, and proximity to established neighborhoods and growing commercial developments.

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RETAIL PROPERTY FOR LEASE



Metrics ?

Property:

Main Place / S Main St, McAlle...



Visits	155.2K	Sales	N/A
Visits / sq ft	2.23	Sales / sq ft	N/A
Size - sq ft	69.7K (GLA)	Transactions	N/A
Visitors	30.1K	Average Ticket Size	N/A
Visit Frequency	5.11	Visits YoY	+31.3%
Avg. Dwell Time	110 min	Visits Yo2Y	+11.1%

Placer.ai Main Place Metrics Overview June 1 2024-May 31 2025

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