



MIMCO

Commercial Real Estate Management & Investments

4405 Hercules El Paso, TX



SITE

FOR LEASE

Retail • Warehouse • Office / Showroom



MIMCO

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www.mimcoproperties.com

4405 Hercules

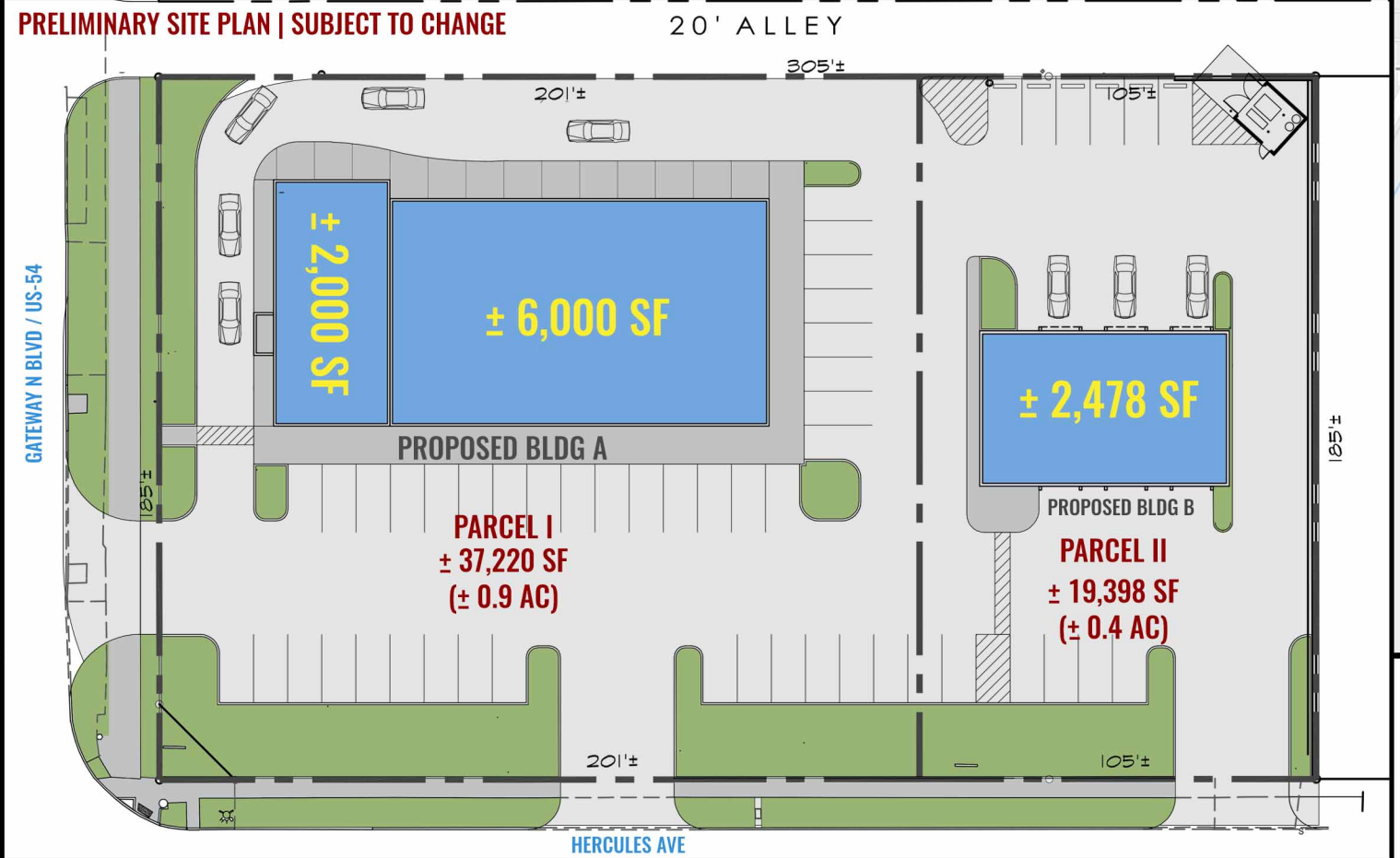
El Paso, TX

±1.30 AC Redevelopment Opportunity
 Can Subdivide Into Two Parcels
 Ground Lease or Build-to-Suit
 Call for Information

Zoning | Area C-3 | Northeast

Demographics (2022 Est)	1 mi radius	3 mi radius	5 mi radius
Population	16,333	56,331	144,231
Avg. HH Income	\$46,637	\$50,183	\$58,181

Traffic Counts
 Hercules 10,762 Cars | Day
 US-54 62,685 Cars | Day



*All information contained herein has been obtained from sources deemed reliable and is submitted subject to errors, omissions, changes of terms and conditions, prior sale, lease or financing or withdrawal without notice.

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