



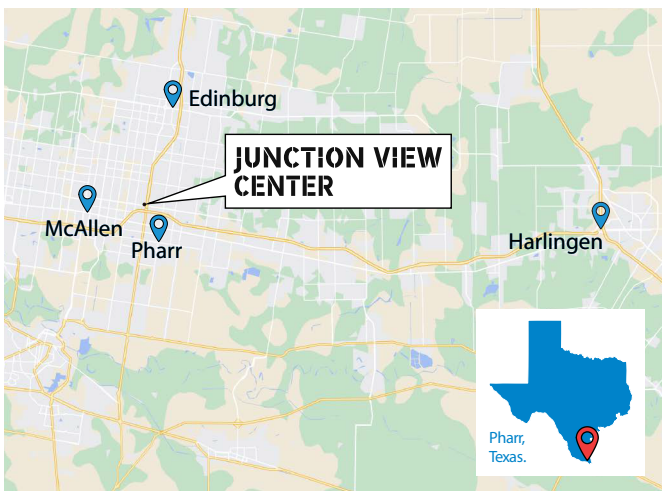
A Varco REAL ESTATE PROJECT

# FOR LEASE

2101 N Cage Blvd, Pharr, TX 78577

Latitude and Longitude | 26.213018, -98.182551

Available Space | 1,305 - 4,143 SQ.FT



## Highlights

- Located in the center where McAllen, Pharr and Edinburg meet
- Offers prime retail opportunities
- Excellent visibility and easy access from N Cage Boulevard
- Strategically positioned in high traffic area

## Traffic Count

- N Interstate Hwy 69c: 90,166
- N Cage Blvd: 37,380
- Ferguson St: 22,316

## Nearest

**SCHOOL**  
 4 min  
 0.8 mi

**HOSPITAL**  
 8 min  
 4.6 mi

**AIRPORT**  
 9 min  
 4.5 mi

**PORT**  
 65 min  
 56.4 mi

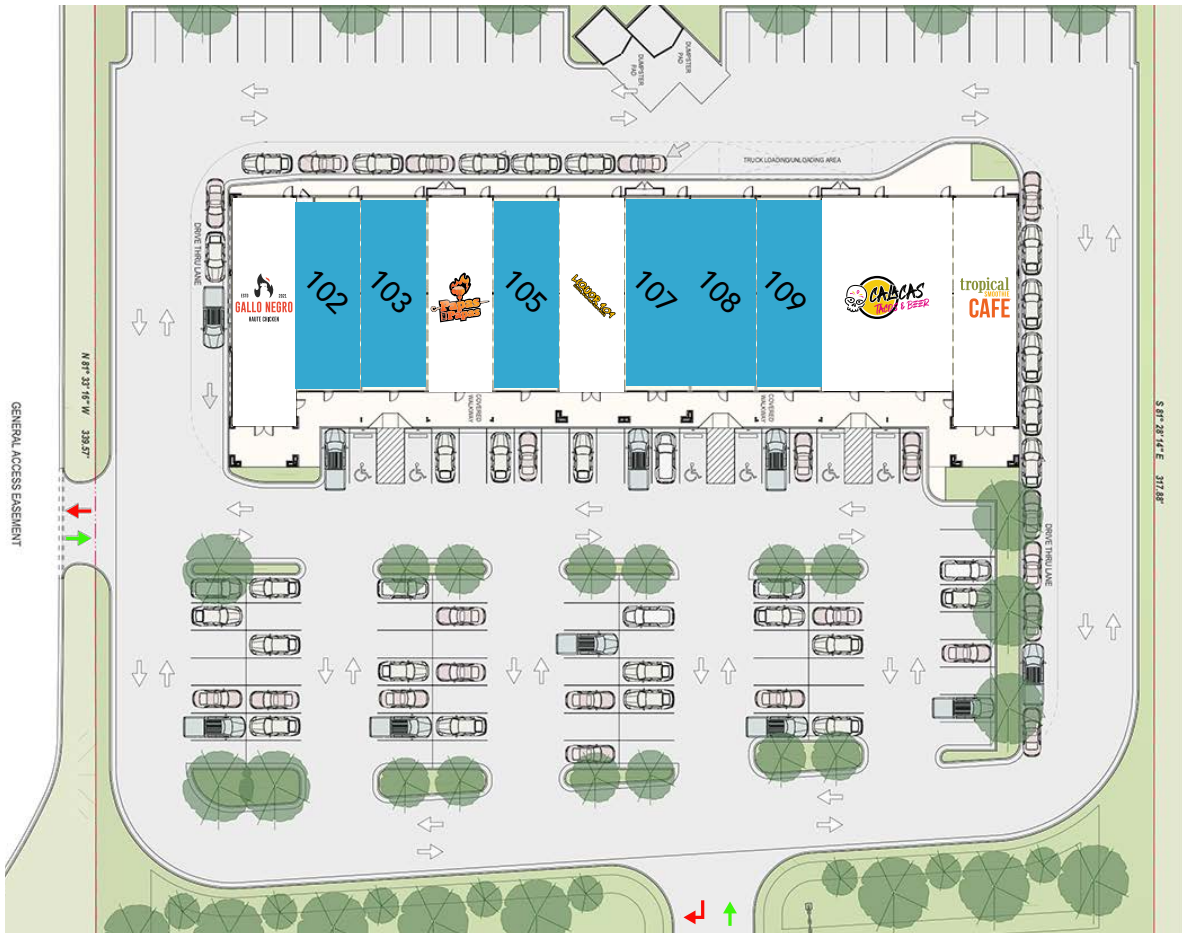
**INTERNATIONAL**  
 39 min  
 32.5 mi

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## Available Space

102	1,305 SF
103	1,381 SF
105	1,381 SF
107	1,381 SF
108	1,381 SF
109	1,381 SF

## Current Tenants

101	Gallo Negro	1,662 SF
104	Papas y Papas	1,381 SF
106	Liquor 101	1,381 SF
110-111	Calacas Tacos & Beer	2,719 SF
112	Tropical Smoothie Café	1,671 SF

## Gross Leasable Area

**17,024 SF**





REAL ESTATE

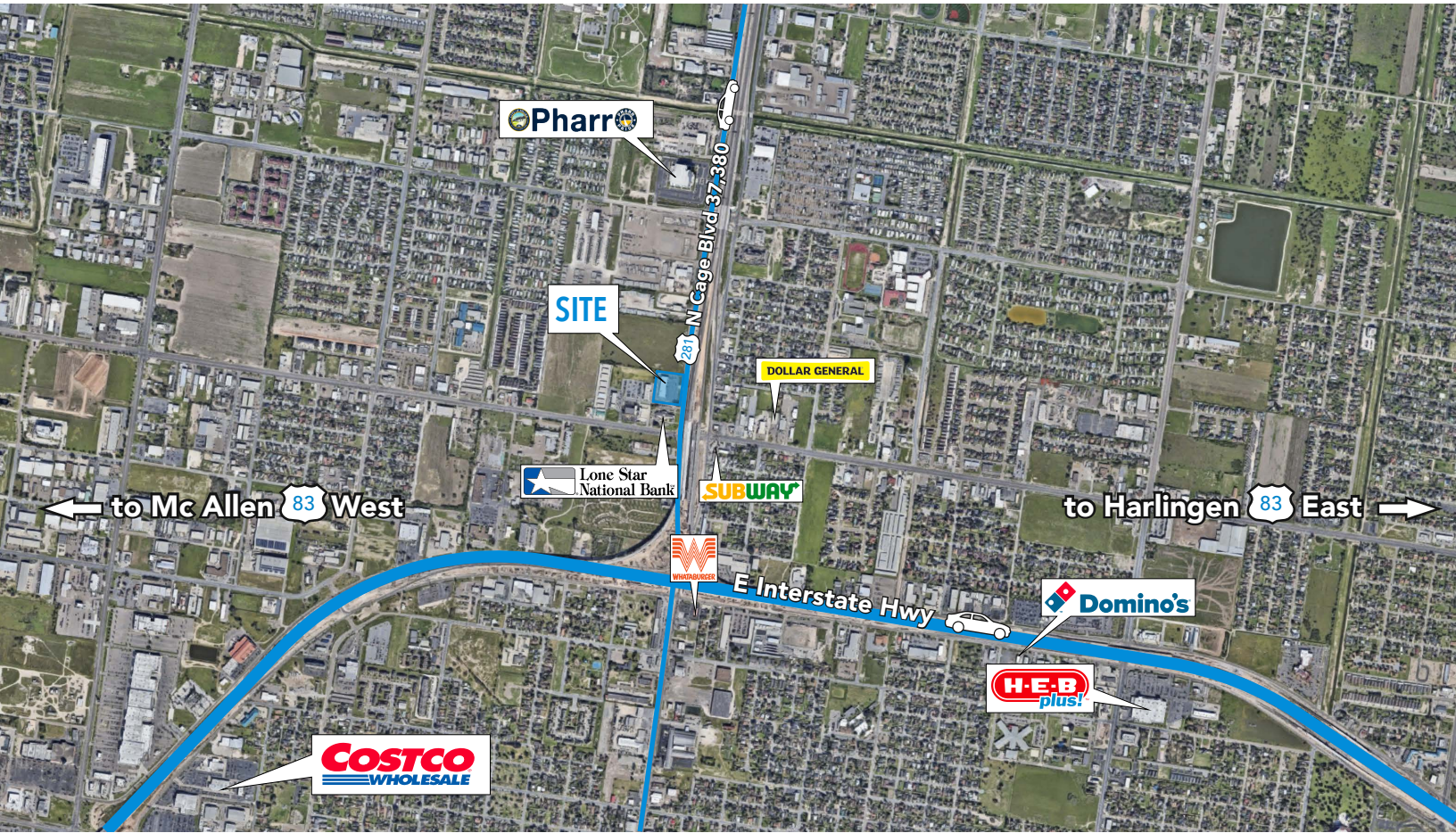
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## Demographics

Population	1 Mile	3 Mile	5 Mile
	14,150	104,166	235,896

Daytime Population	1 Mile	3 Mile	5 Mile
	16,902	125,013	289,795

Median HH Income	1 Mile	3 Mile	5 Mile
	\$38,211	\$47,500	\$50,164



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