

Taj Center

4108 N 10TH ST | MCALLEN, TX 78504



FOR LEASE

For more property information and site tours, please contact:

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NAI RIO GRANDE VALLEY

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Description

Taj center is a mixed-use strip center in McAllen TX. It is located in McAllen's main thoroughfare, north of Nolana and on the east side of 10th St. Taj Center is a multi-tenant strip center positioned for a wide variety of retail uses. An ideal location for restaurants, retail, office, or event centers.

Property Specifications

Property Type	Strip Center
Sub-type	Retail
Class	A
Building Size	±39,916 SF
Number of Stories	1
Year Built	1996
Parking Spaces	101
Lot Size	±121,326 SF
Suite 700 Size	2,827 SF
Suite 800 Size	3,023 SF

Site Specifications

Cross Streets	Nolana and 10th St
Zoning	C-3 General Business
Location	Northeast corner
Submarket	Rio Grande Valley
County	Hidalgo

Lease Information

Lease Rate:	\$16.20 psf/yr
Lease Type	\$4.80 NNN/yr
Lease Term	3-5 year minimum

Traffic Count

Nolana	32,515*
10th St	23,026*

Space Information

Total Space Available	±5,850 SF
Minimum Divisible	±2,827 SF
Max Contiguous	±5,850 SF
Price	\$16.20 psf/yr
NNN	\$4.80 NNN/yr

Basic Demographics

	2022	2 mile	5 mile	10 mile
Total Population	57,096	257,983	621,062	
Total Households	19,506	80,059	178,591	
Avg. HH Income	\$76,820	\$71,989	\$63,432	

(* Data acquired from the Texas Department of Transportation 2022)



Vantage Bank

PNC Bank

Barnes and Noble/
Corner Bakery Cafe

House of China

Jimmy's Egg

SUITE #700

Nolana Ave

SUITE #800

Stifel

Carats

Silvia's and Uniques

N 10th St



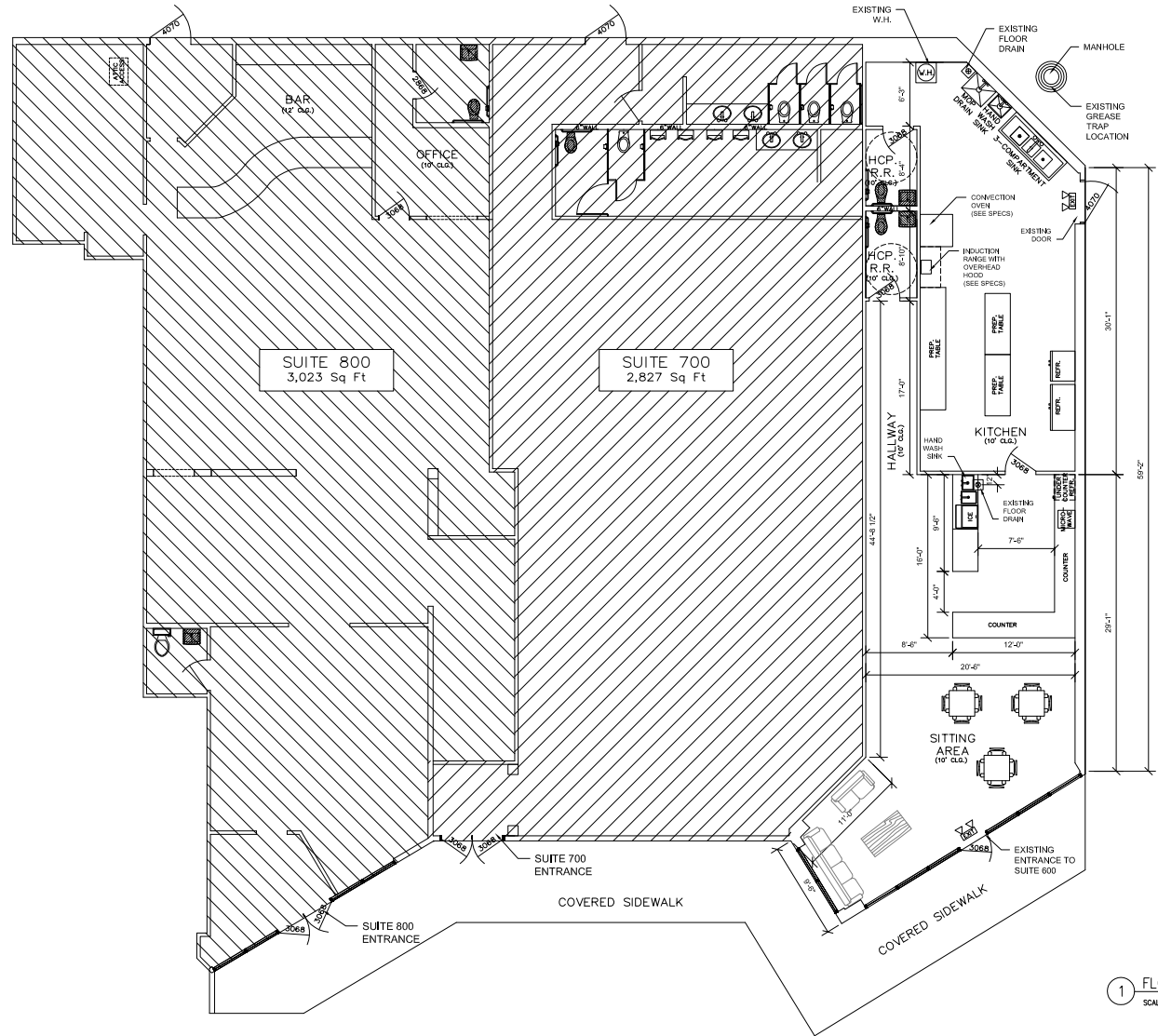
**AS BUILT
FLOOR PLAN**

**SUITE 700
2,827 SF**

**SUITE 800
3,023 SF**

**OPTIONAL
FLOOR PLAN**

**SUITE 700 & 800
5,850 SF TOTAL**



1 FLOOR PLAN
SCALE: 3/32"=1'-0"

FOR INFORMATION & SITE TOURS CONTACT:



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