

**RETAIL
PROPERTY
FOR LEASE**

2ND GEN RESTAURANT SPACE

400 W NOLANA AVE.

MCALLEN, TX 78504



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY OVERVIEW



Discover the exhilarating opportunity to lease this sensational 8,139 SQ FT Turn-Key 2nd Generation restaurant! Located along Nolana Ave., this prime location boasts high traffic and unparalleled visibility. As the sun sets, immerse yourself in the electrifying atmosphere of this plaza, alive with vibrant nightlife! Don't miss out on the chance to be part of this dynamic experience!

HIGHLIGHTS

- Near numerous well-established restaurants, retail, and professional businesses
- 33,000 VPD on Nolana Ave
- High Visibility
- High Traffic Intersection

Lease Information

Base Rent \$18.00 psf/year

NNN \$4.80

Property Specifications

Building Size ±8,139 SF

Parking Spaces 200

Zoning C-3
General Business

Traffic Count

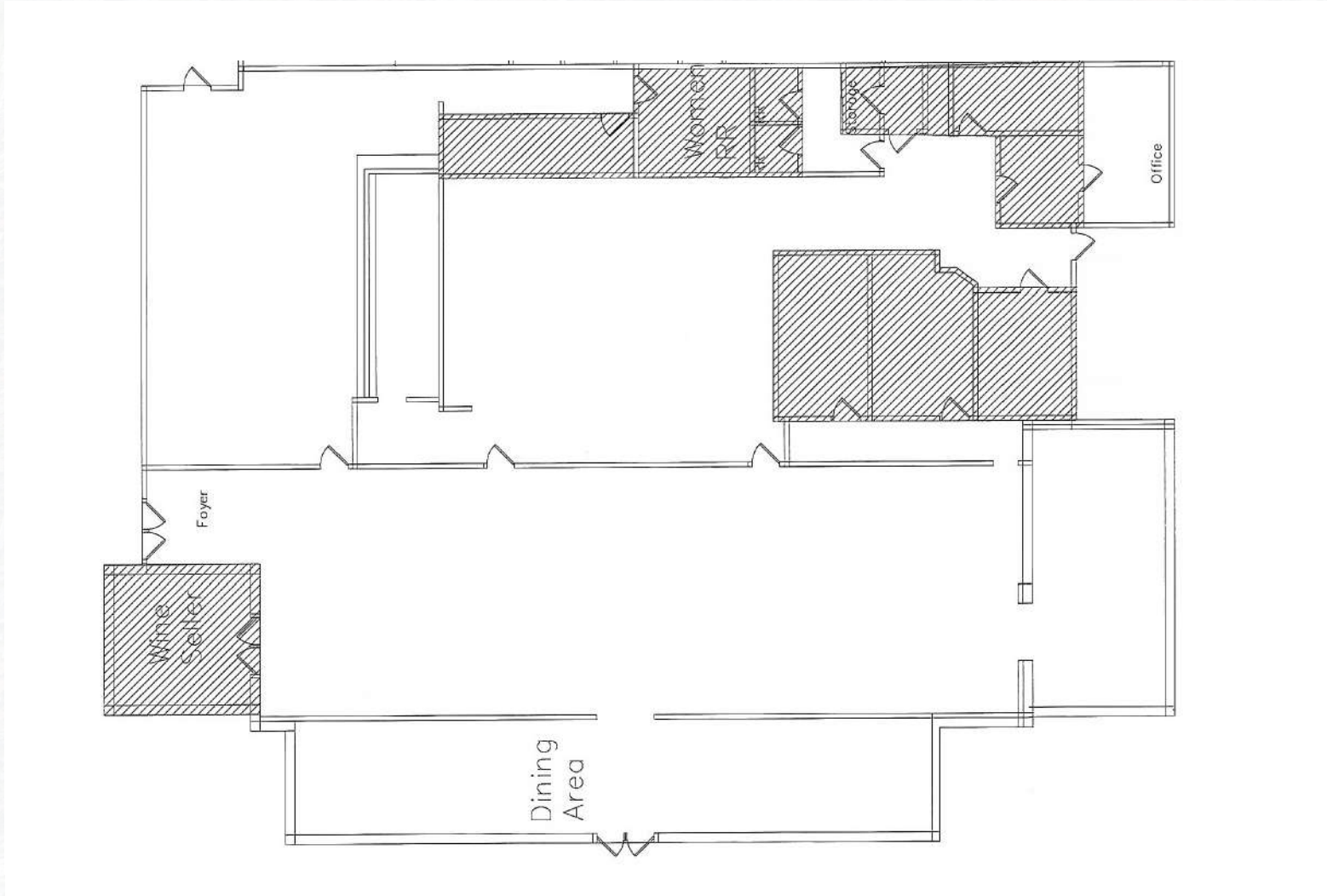
Nolana Ave 33,542 Vehicles per Day

Basic Demographics

2022	3 mile	5 mile	10 mile
Total Population	108,484	253,625	600,558
Total Households	35,425	77,311	173,963
Avg. HH Income	\$60,430	\$66,653	\$63,584

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BUILDING FLOOR PLAN

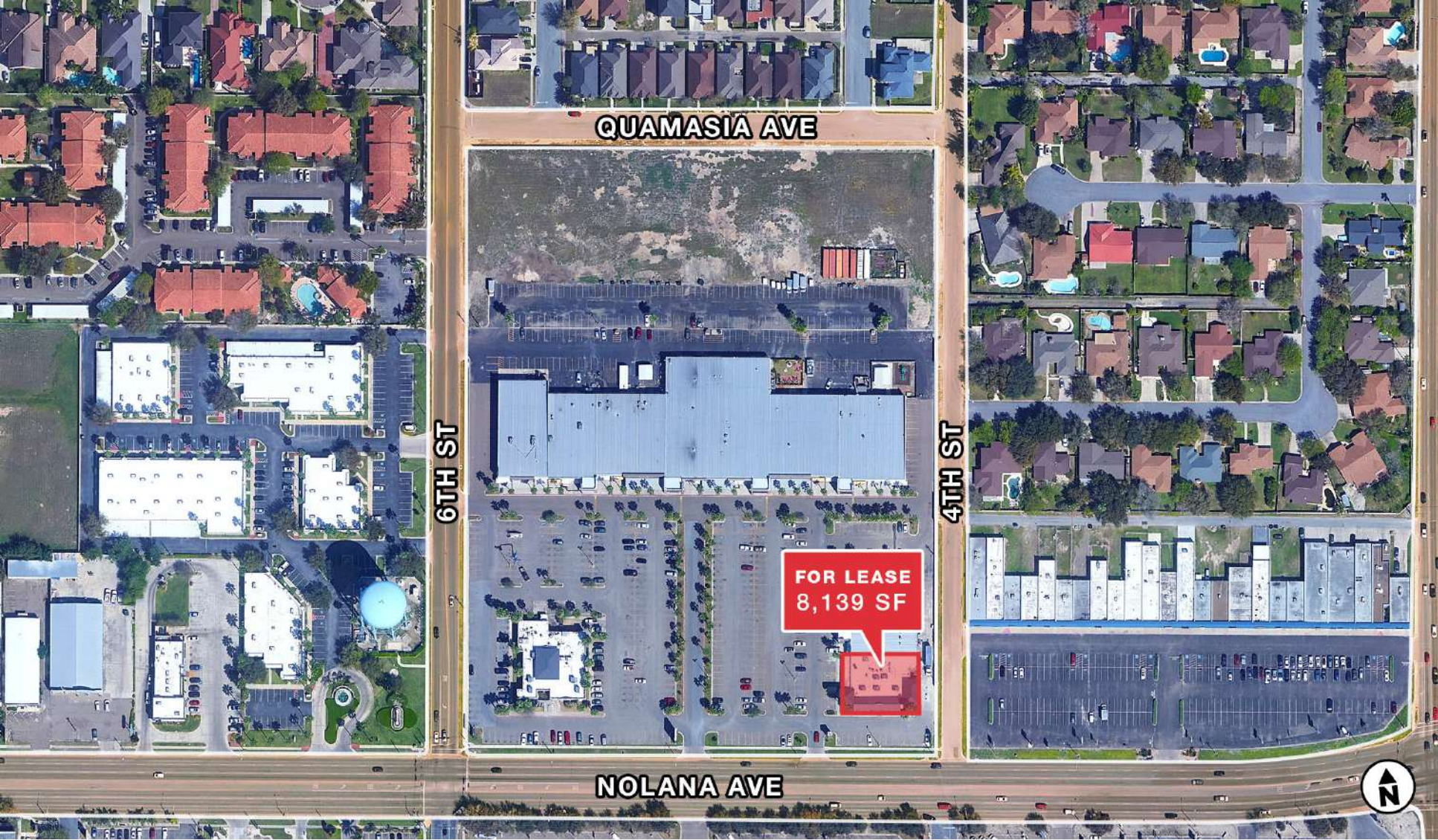


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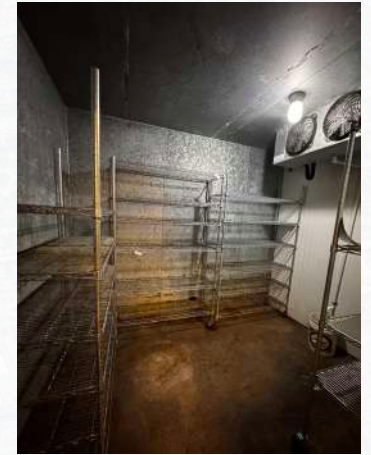
AERIAL MAP



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INTERIOR PHOTOS



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