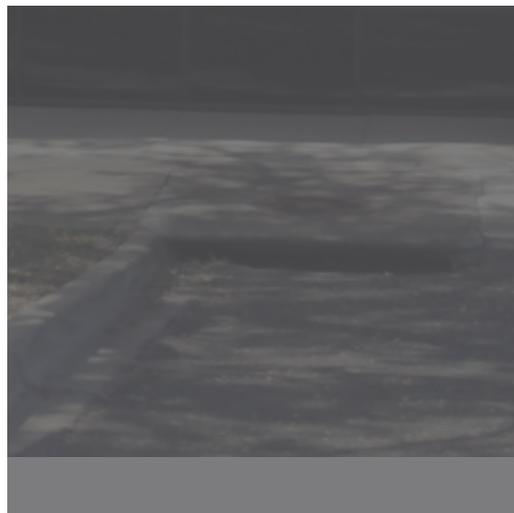


OFFICE BUILDING FOR LEASE

**2208
CAMELOT
PLAZA CIRCLE**



2208
CAMELOT PLAZA CR
HARLINGEN, TX

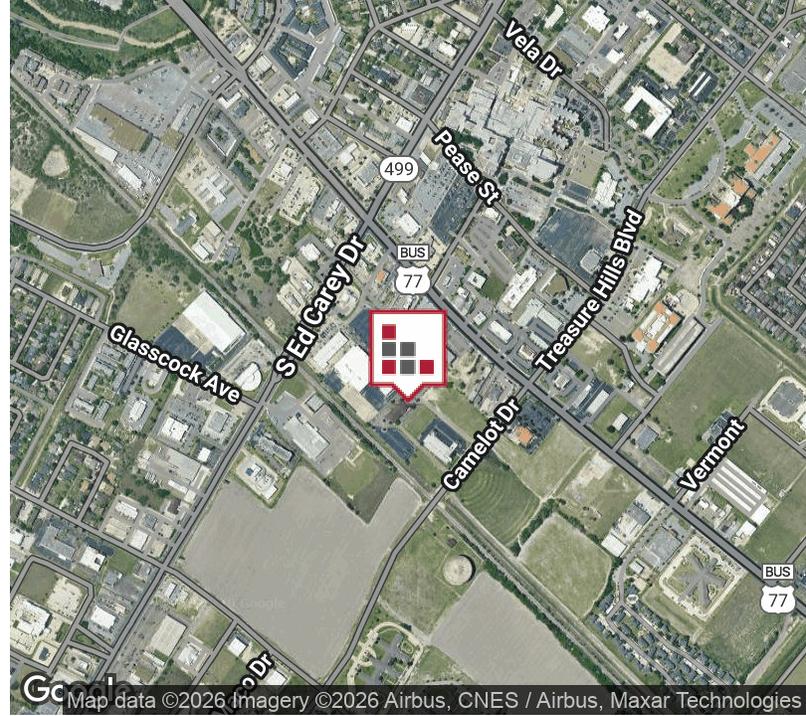


Join Thurmond Eye Institute in this +- 3,340 SF Former Childrens Day Care space with numerous uses to include Physical Therapy Clinic, Adult Day Care Center, or Medical Use requiring large/procedure areas. Unit contains Reception area/window, kitchen, outdoor area, 7 large rooms and 5 restrooms.



FOR LEASE 2208 CAMELOT PLAZA CIRCLE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (4.00 NNN [Est])
Monthly Rent:	\$4,453.33
Building Size:	10,430 SF
Available SF:	3,340 SF
Lot Size:	1.24 Acres
Number of Units:	2
Year Built:	2000
Zoning:	Commercial - Office
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Join Thurmond Eye Institute in this +- 3,340 SF Former Childrens Day Care space with numerous uses to include Physical Therapy Clinic, Adult Day Care Center, or Medical Use requiring large/procedure areas. Unit contains Reception area/window, kitchen, outdoor area, 7 large rooms and 5 restrooms.

The area offers a vibrant mix of dining, retail, and entertainment options, creating an ideal work-life balance for office tenants. With its strategic location in the Rio Grande Valley, the property provides a gateway to a dynamic market with a growing economy and diverse business landscape, making it an attractive destination for businesses seeking to establish or expand their presence in the region.

PROPERTY HIGHLIGHTS

- Located in the Harlingen Medical District
- 7 Large Office Areas
- 5 Restrooms
- Outdoor Recreation Area



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FOR LEASE
2208 CAMELOT PLAZA CIRCLE

ADDITIONAL PHOTOS



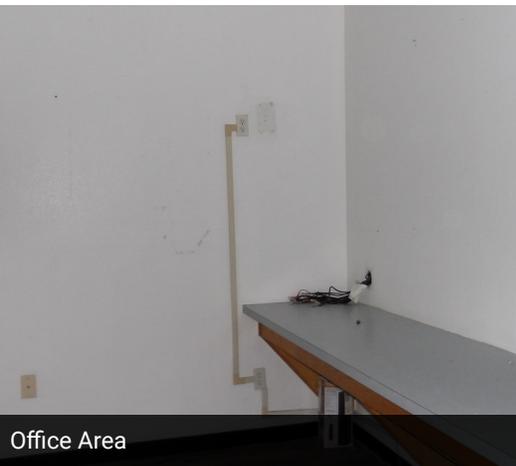
Front Elevation



Recreational Area



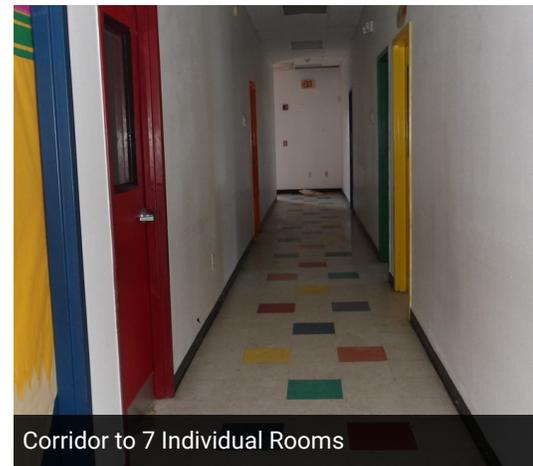
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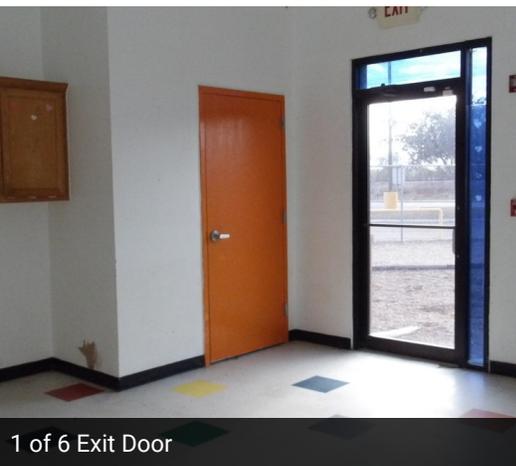
Office Area



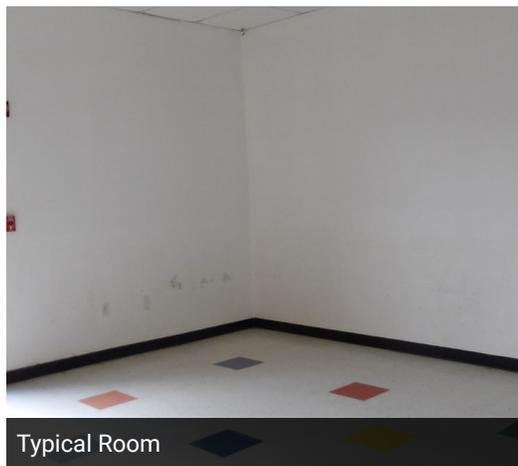
Typical Room [1 of 7]



Corridor to 7 Individual Rooms



1 of 6 Exit Door



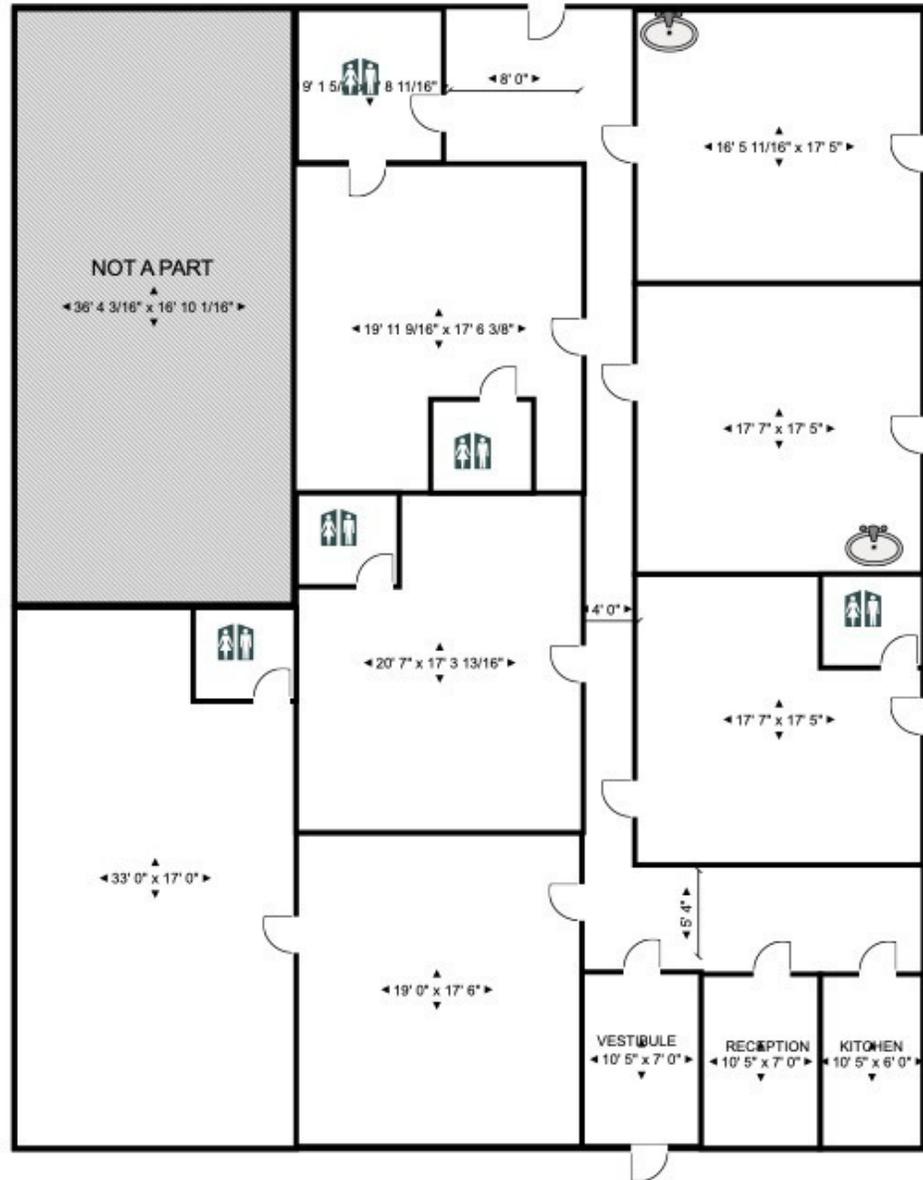
Typical Room



Kitchen

FOR LEASE
2208 CAMELOT PLAZA CIRCLE

FLOOR PLAN



2208 CAMELOT
HARLINGEN, TEXAS
+/- 3,340 SF
[not to scale]

FOR LEASE
2208 CAMELOT PLAZA CIRCLE

AERIAL MAP



CHRE
Commercial Real Estate in the Rio Grande Valley

The information contained herein was obtained from sources deemed reliable; however, CHRE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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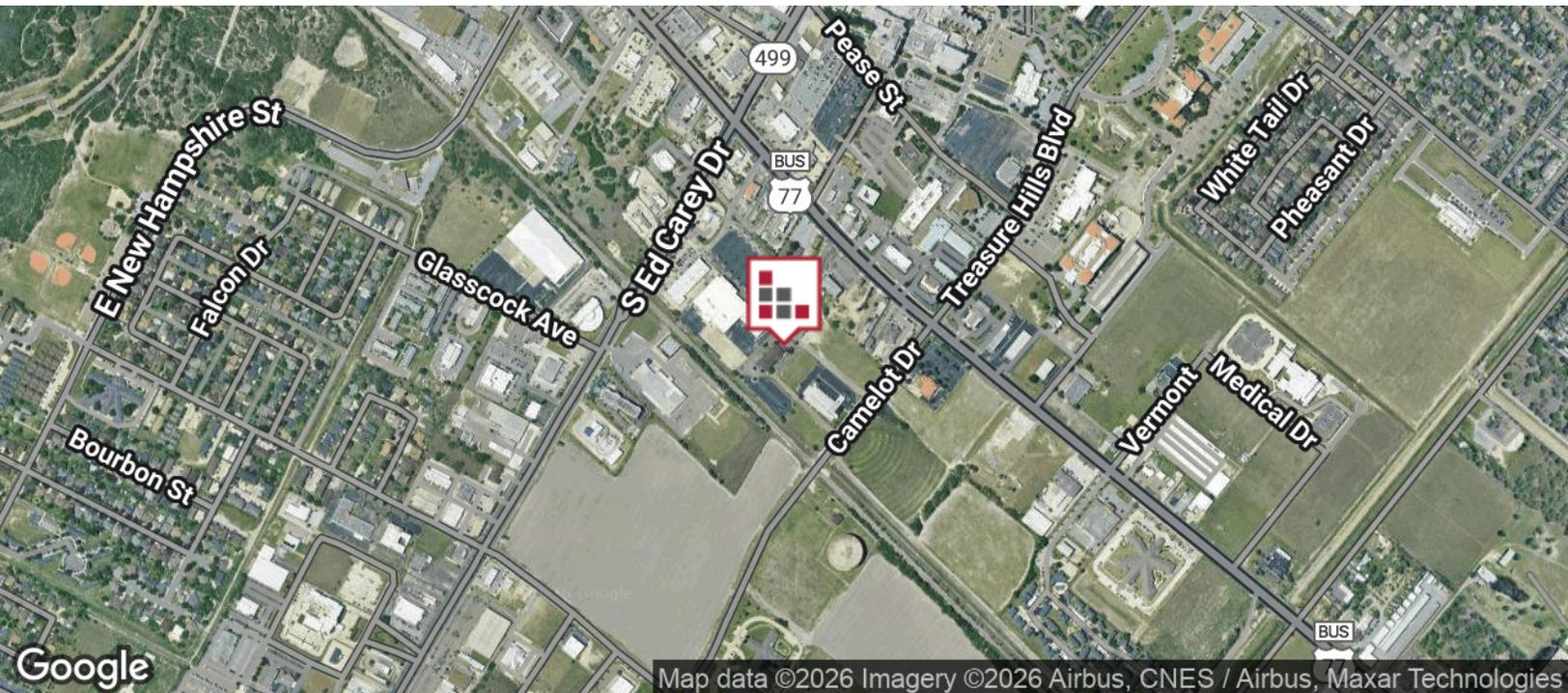
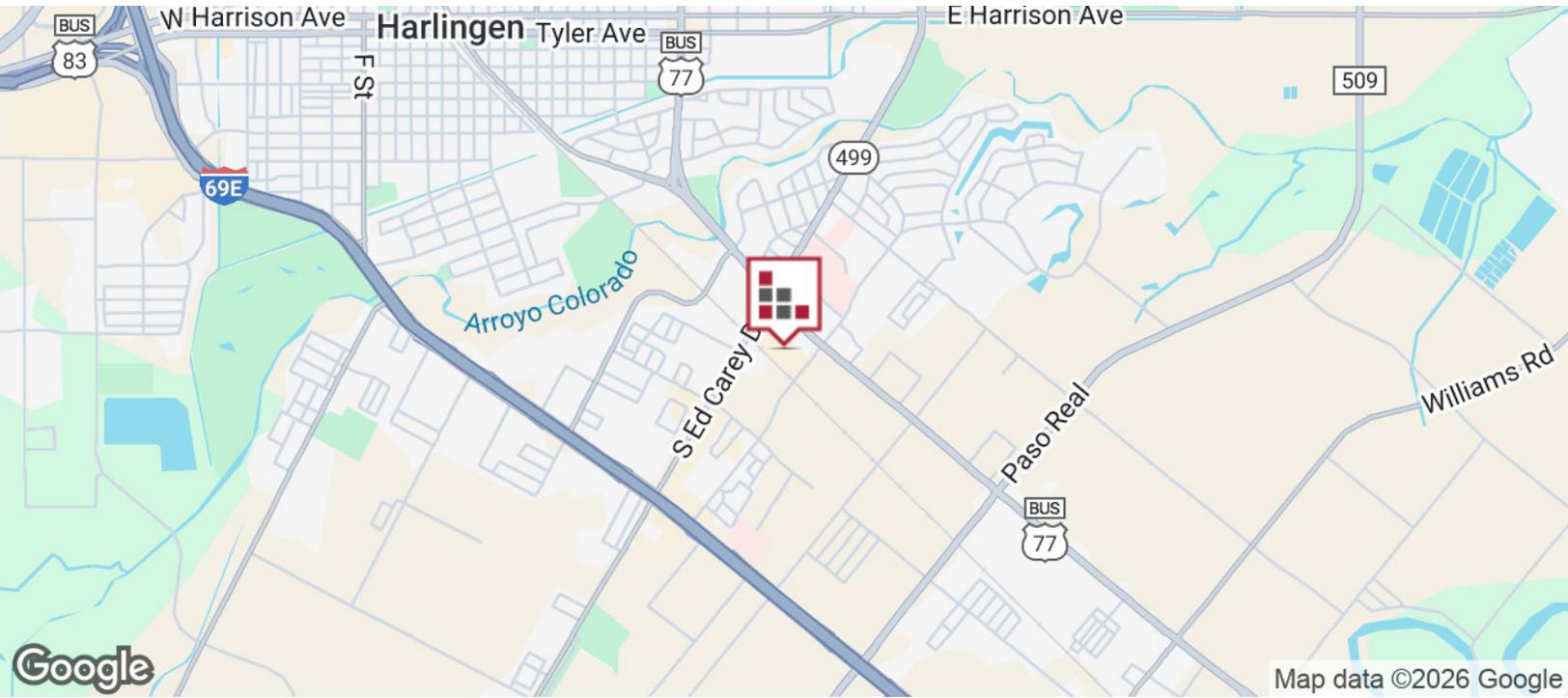
RETAILER MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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LOCATION MAP

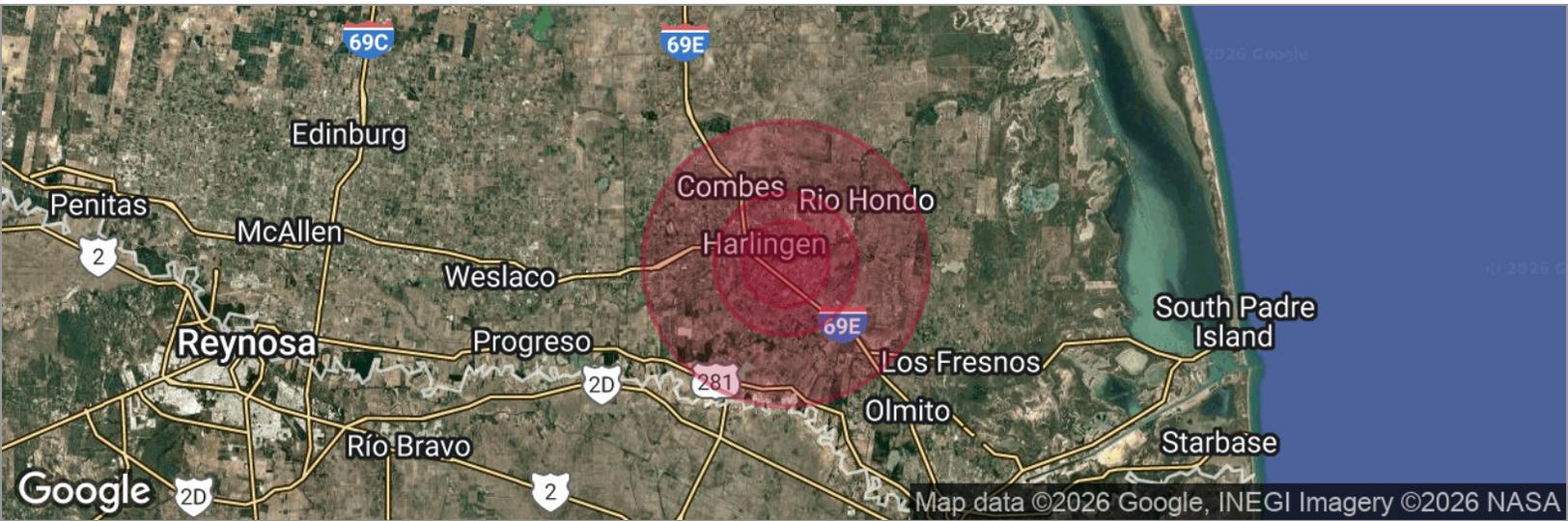


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FOR LEASE
2208 CAMELOT PLAZA CIRCLE

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	52,758	96,423	162,341
Median age	38	38	38
Median age (Male)	37	36	36
Median age (Female)	39	39	39

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	18,586	33,243	53,861
# of persons per HH	2.8	2.9	3
Average HH income	\$67,754	\$69,706	\$73,029
Average house value	\$132,563	\$137,081	\$147,676

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	85.7%	86.6%	87.4%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	43.7%	42.8%	41.0%
Black	1.1%	1.0%	0.8%
Asian	1.0%	0.9%	0.7%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.6%	0.7%	0.6%
Other	16.9%	17.2%	17.6%

* Demographic data derived from 2020 ACS - US Census