

MAIN PLACE SHOPPING CENTER

1800 S. Main St., McAllen, TX 78503

RETAIL PROPERTY FOR LEASE



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Main Place Shopping Center is a recently updated commercial center totaling approx. 150,754 SF located in one of McAllen, Texas busiest retail corridors with frontage to W Expressway 2 and adjacent to La Plaza Mall.

This property has an additional ground lease opportunity within the shopping center, directly adjacent to the Main Street overpass, offering maximum exposure to high traffic counts and seamless access for commuters and shoppers alike.

With excellent exposure from La Plaza Mall, it is versatile and ideal for a wide range of uses including quick-service restaurants, medical, retail, or service/professional businesses.

PROPERTY HIGHLIGHTS

- Various options and units available, including a corner pad site
- Frontage to W. Expressway 2 with 86,991 VPD
- Pylon sign facing Expwy. 2 & S. Main St.
- Adjacent to La Plaza Mall, #6 mall in the state of Texas for visits in the shopping center category
- High-traffic retail corridor
- 4:1000 Parking Ratio

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	26,996	73,704	117,482
Total Population	76,401	216,364	361,309
Average HH Income	\$63,751	\$76,538	\$75,676

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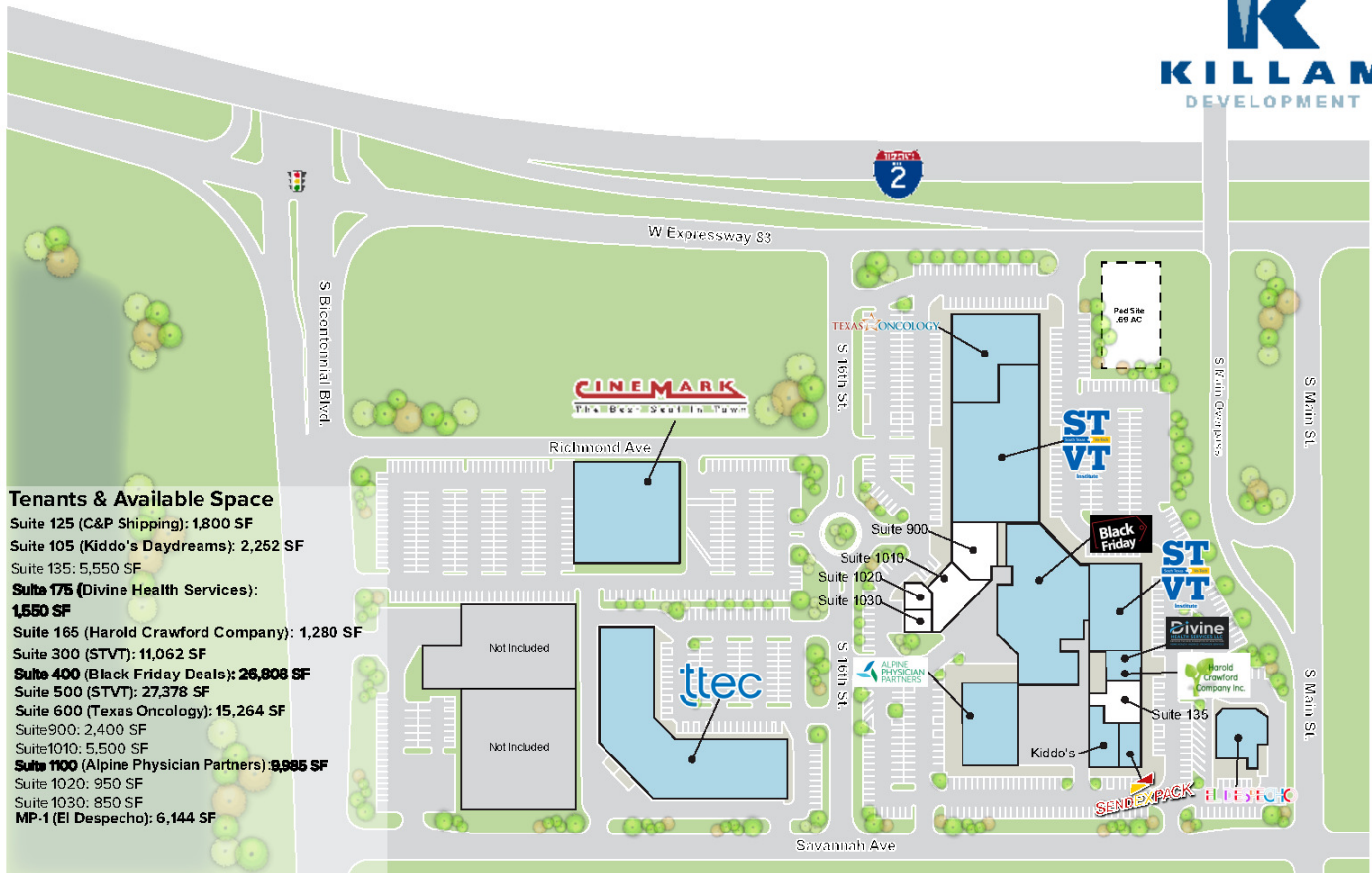
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Tenants & Available Space

Suite 125 (C&P Shipping): 1,800 SF
Suite 105 (Kiddo's Daydreams): 2,252 SF
Suite 135: 5,550 SF
Suite 175 (Divine Health Services): 1,550 SF
Suite 165 (Harold Crawford Company): 1,280 SF
Suite 300 (STVT): 11,062 SF
Suite 400 (Black Friday Deals): 26,808 SF
Suite 500 (STVT): 27,378 SF
Suite 600 (Texas Oncology): 15,264 SF
Suite 900: 2,400 SF
Suite 1010: 5,500 SF
Suite 1100 (Alpine Physician Partners): 9,985 SF
Suite 1020: 950 SF
Suite 1030: 850 SF
MP-1 (El Despecho): 6,144 SF

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PAD SITE AVAILABLE



MAIN PLACE SHOPPING CENTER PAD SITE

- Ground lease available within Main Place Shopping Center, fronting US Expy 83 and adjacent to the Main Street overpass, offering maximum exposure to high traffic counts and seamless access for commuters and shoppers alike.
- Ideal for a wide range of uses including quick-service restaurants, medical, retail, or service businesses.
- Surrounded by strong national retailers, this site benefits from consistent foot traffic, ample shared parking, and proximity to established neighborhoods and growing commercial developments.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
Suite 105	Kiddo's Daydreams	2,252 SF	NNN
Suite 125	C&P Shipping, LLC	1,800 SF	NNN
Suite 135	Available	5,550 SF	NNN
Suite 165	Harold Crawford Company	1,280 SF	NNN
Suite 175	Divine Health Services, LLC	1,341 SF	NNN
Suite 300	STVT	11,062 SF	NNN
Suite 400	Black Friday Deals	28,500 SF	NNN
Suite 600	Texas Oncology (McKesson)	15,138 SF	NNN
Suite 900	Available	2,400 SF	NNN
Suite 1010	Available	5,438 SF	NNN
Suite 1020	Available	950 SF	NNN
Suite 1030	Available	850 SF	NNN
Suite 1100	ASAS Health	9,985 SF	NNN
MP-1	El Despecho	6,144 SF	NNN
Suite 500	Cinemark	22,500 SF	NNN
Suite 500	STVT	27,378 SF	NNN
MP-4	Tele Tech	36,491 SF	NNN
Main Place Pad Site	Available	0.69 Acres	NNN

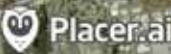
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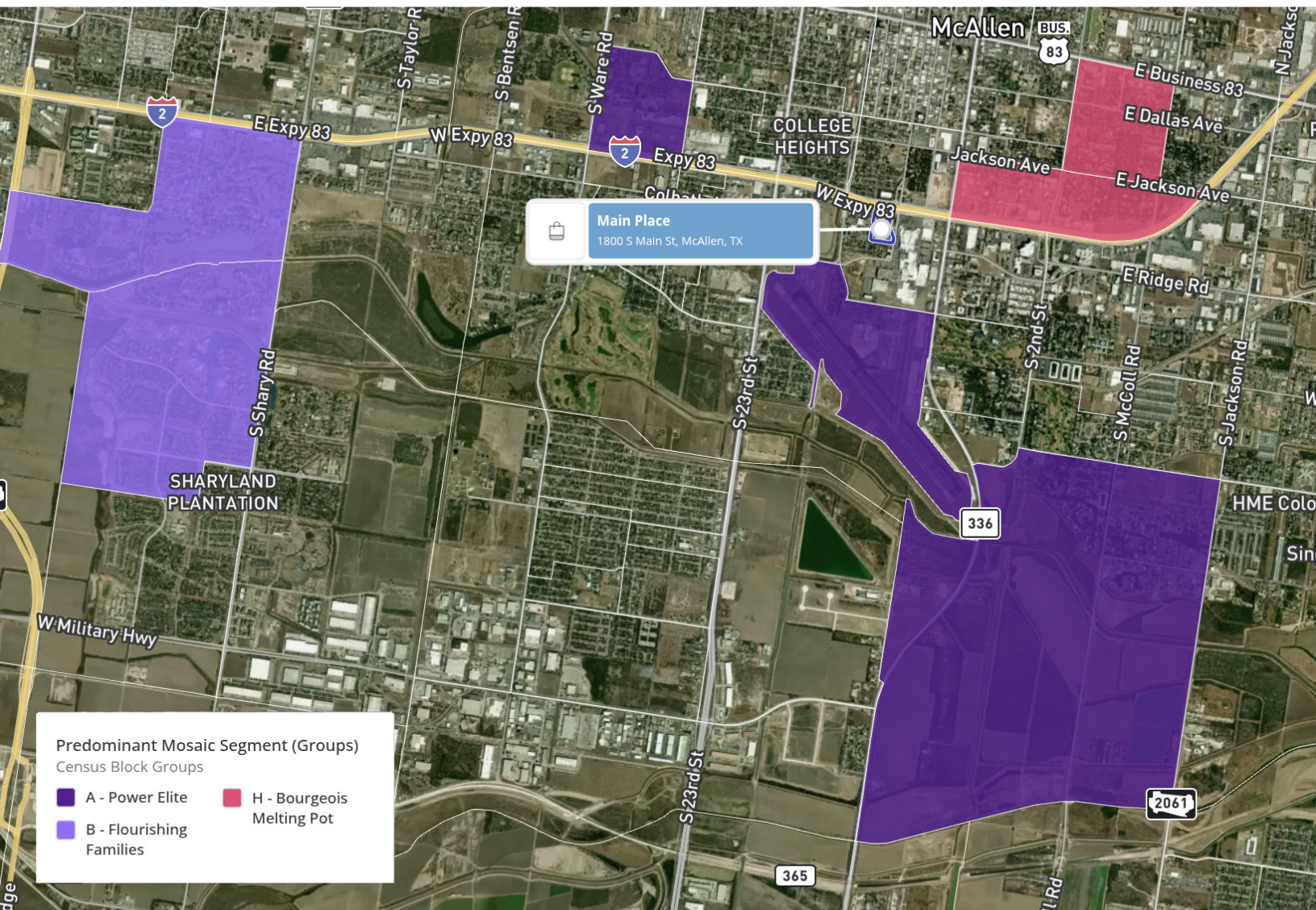
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 Placer.ai

Feb 1, 2025 - Jan 31, 2026. Ranking listed in callouts are based on Chain - DMA, Category - Nationwide.
Data provided by Placer Labs Inc. (www.placer.ai)



Main Place is situated near important demographic segments that contribute to its growth and success.

- Power Elite households represent **affluent, highly educated consumers with strong purchasing power** who value convenience, quality, and well-curated retail and dining options. Their presence supports higher-performing tenants, premium services, and experiential concepts.
- Bourgeois Melting Pot households are **culturally diverse, upwardly mobile consumers with growing incomes**. This segment fuels repeat visitation and support unique, culturally relevant retailers and service providers.
- Flourishing Families are younger, growing households with children, stable incomes, and active lifestyles, prioritizing family dining, health, education, and everyday convenience. **The proximity to Sharyland Plantation drives consistent traffic for family-oriented retail, services, and necessity-based uses.**

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