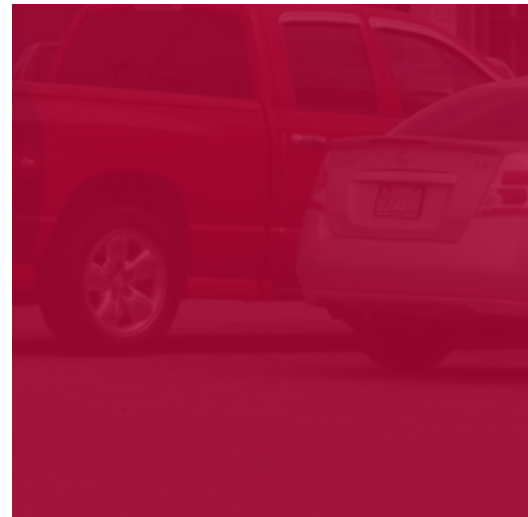
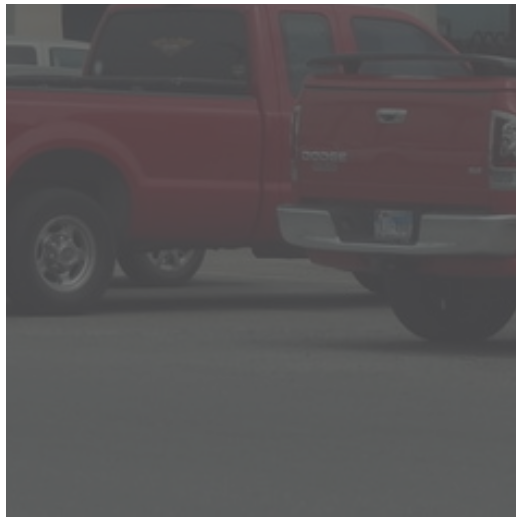


RETAIL PROPERTY FOR LEASE

CENTRAL PARK SHOPPING CENTER



613
S EXPRESSWAY 83
HARLINGEN, TX

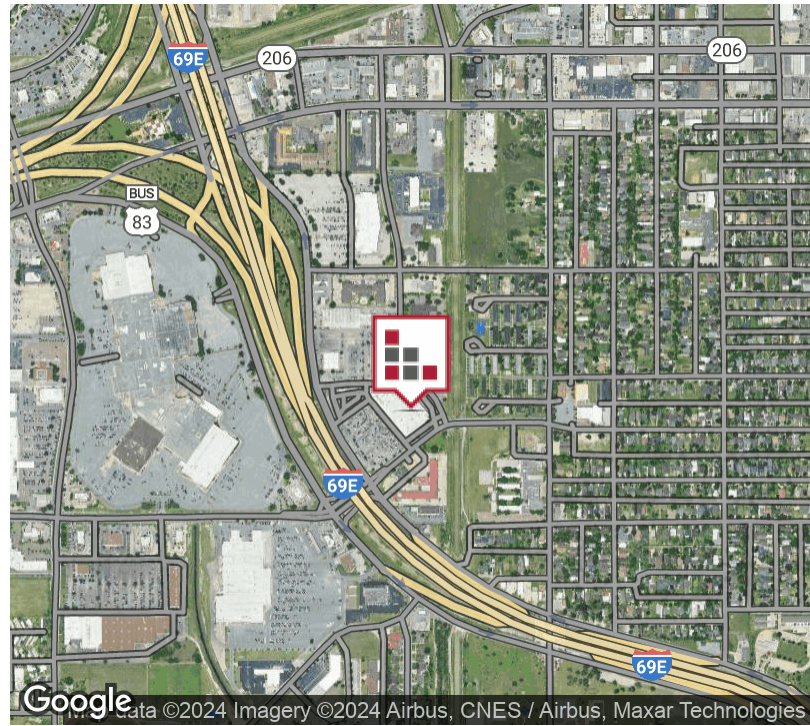


HEB is expanding and improving this long-standing, grocery-anchored retail center. Few locations remain and there is a constant flow of customer traffic to the grocery store daily. Co-tenants include Office Depot, Agua Dental, Leslie's Pools, Fred Loya, Amy's Nails, Pho Restaurant, WellMed and many others. With lease space ranging from 1,500 SF to 10,900 SF, this center is perfect for any retail business requiring expressway visibility and lots of customer foot traffic.



FOR LEASE CENTRAL PARK SHOPPING CENTER

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr \$6.00 NNN
Building Size:	79,811 SF
Available SF:	1,400 - 10,900 SF
Lot Size:	7.39 Acres
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

HEB is expanding and improving this long-standing, grocery-anchored retail center. Few locations remain and there is a constant flow of customer traffic to the grocery store daily. Co-tenants include Office Depot, Agua Dental, Leslie's Pools, Fred Loya, Amy's Nails, Pho Restaurant, WellMed and many others. With lease space ranging from 1,500 SF to 10,900 SF, this center is perfect for any retail business requiring expressway visibility and lots of customer foot traffic.

PROPERTY HIGHLIGHTS

- **Grocery-anchored retail strip center**
- **Conveniently located on Expressway 77/83 interchange**
- **Across the street from Valle Vista Mall**
- **One block from Cinemark Theatres**
- **High customer traffic**
- **Home to the New Bass Pro Shops in Harlingen**

FOR LEASE CENTRAL PARK SHOPPING CENTER

AVAILABLE SPACES

LEASE TYPE | NNN; \$6.00 NNN

TOTAL SPACE | 1,400 - 10,900 SF

LEASE TERM | 36 to 120 months

LEASE RATE | \$25.00 SF/yr

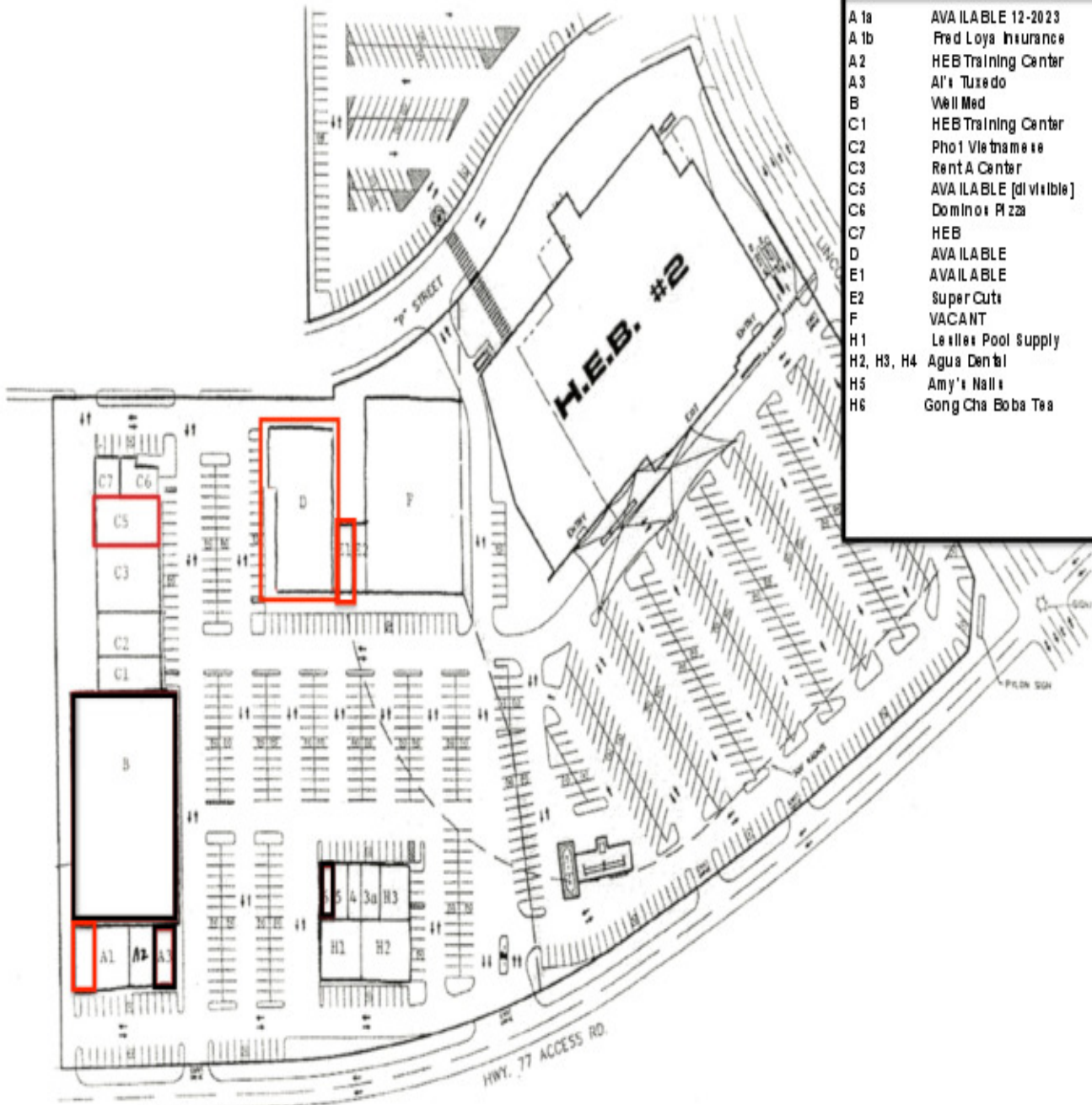


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A1-a	Available	1,680 SF	NNN	\$25.00 SF/yr	Former Metro PCS
Suite C5	Available	1,500 - 3,000 SF	\$6.00 NNN	\$25.00 SF/yr	-
Suite D	Available	10,900 SF	\$6.00 NNN	\$25.00 SF/yr	Former Flexi Compras location
Suite E1	Available	1,400 SF	\$6.00 NNN	\$25.00 SF/yr	Former Subway Restaurant

FOR LEASE CENTRAL PARK SHOPPING CENTER

SITE PLAN

SUITE	TENANT	SF
A 1a	AVAILABLE 12-2023	1,680 SF
A 1b	Fred Loya Insurance	1,200 SF
A2	HEB Training Center	2,000 SF
A3	Al's Tuxedo	1,500 SF
B	Well Med	26,100 SF
C1	HEB Training Center	1,500 SF
C2	Pho 1 Vietnamese	3,000 SF
C3	Rent A Center	4,500 SF
C5	AVAILABLE (divisible)	3,000 SF
C6	Dominos Pizza	1,824 SF
C7	HEB	1,000 SF
D	AVAILABLE	10,300 SF
E1	AVAILABLE	1,400 SF
E2	Super Cuts	1,000 SF
F	VACANT	20,432 SF
H1	Leila's Pool Supply	3,000 SF
H2, H3, H4	Agua Dental	6,500 SF
H5	Amy's Nails	1,003 SF
H6	Gong Cha Boba Tea	1,000 SF



FOR LEASE
CENTRAL PARK SHOPPING CENTER

ADDITIONAL PHOTOS



Pylon Signage



Office Depot Facade



Additional Retail Space

FOR LEASE
CENTRAL PARK SHOPPING CENTER

ADDITIONAL PHOTOS



Additional Retail Space



Office Depot and Adjacent Retail Space



Space Available adjacent to Dominos

FOR LEASE CENTRAL PARK SHOPPING CENTER

RETAILER MAP



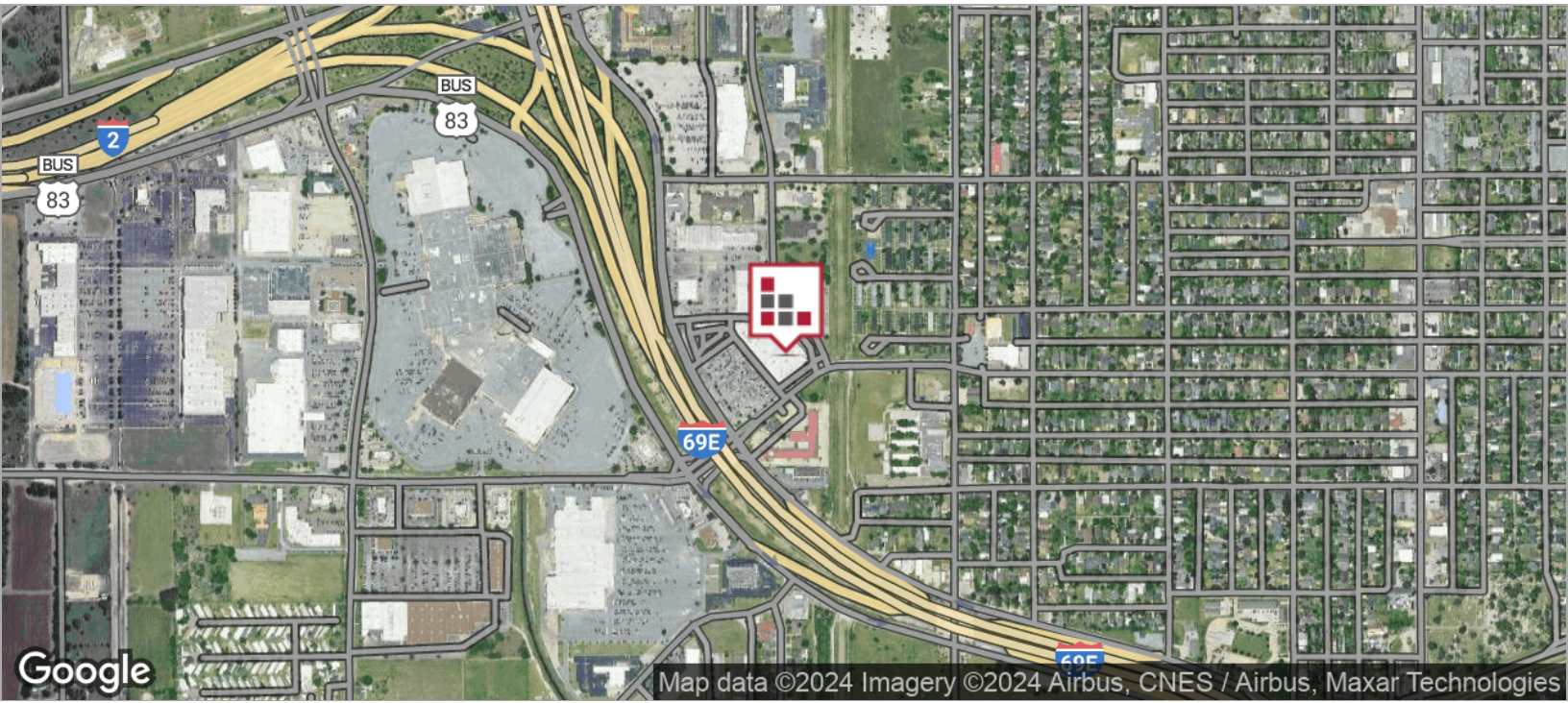
FOR LEASE
CENTRAL PARK SHOPPING CENTER

AERIAL HIGHLIGHT



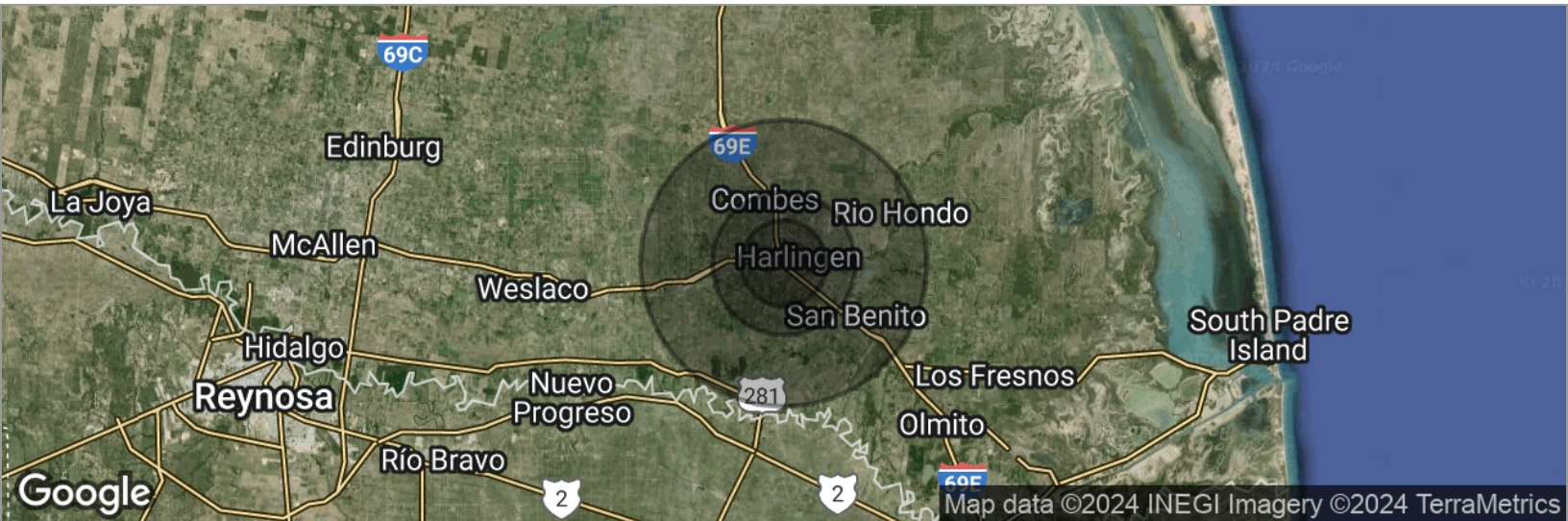
FOR LEASE CENTRAL PARK SHOPPING CENTER

LOCATION MAPS



FOR LEASE CENTRAL PARK SHOPPING CENTER

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	49,752	82,251	150,438
Median age	34.9	34.2	33.1
Median age (Male)	33.5	32.8	31.5
Median age (Female)	36.7	35.9	35.1

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	16,387	26,962	47,433
# of persons per HH	3.0	3.1	3.2
Average HH income	\$45,584	\$50,456	\$47,497
Average house value	\$71,156	\$85,531	\$81,272

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	81.0%	78.7%	81.6%
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RACE (%)

White	90.1%	89.3%	87.1%
Black	0.7%	0.8%	0.6%
Asian	1.1%	1.3%	0.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.3%	0.2%
Other	6.6%	7.0%	10.0%

* Demographic data derived from 2020 ACS - US Census