



FOR LEASE

5106 S Padre Island Dr
Corpus Christi, TX 78411

MULTI- USE OPPORTUNITY

**All outlines are approximate. Please reference the attached floor plan.*

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

PRICING	Call Broker for Pricing
TOTAL AVAILABLE	±12,611 SF (See Floor Plan)
LOT SIZE	± Acres
TYPE	Multi- Use Opportunity

- Regional arterial + destination corridor. SPID is the city's east-west retail spine with high AADT and multiple interchange nodes.
- Access to growing Southside nodes. New entertainment and convenience projects near SPID (e.g., planned Cinergy Entertainment) reinforce the corridor's draw and evening/weekend traffic.
- Network upgrade tailwind. The new Harbor Bridge (US-181) opening improves regional connectivity and perception of momentum citywide (benefits logistics, day-trip inflow).
- Existing auto-formatted shell supports various conversions (fitness, medical, showroom).



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

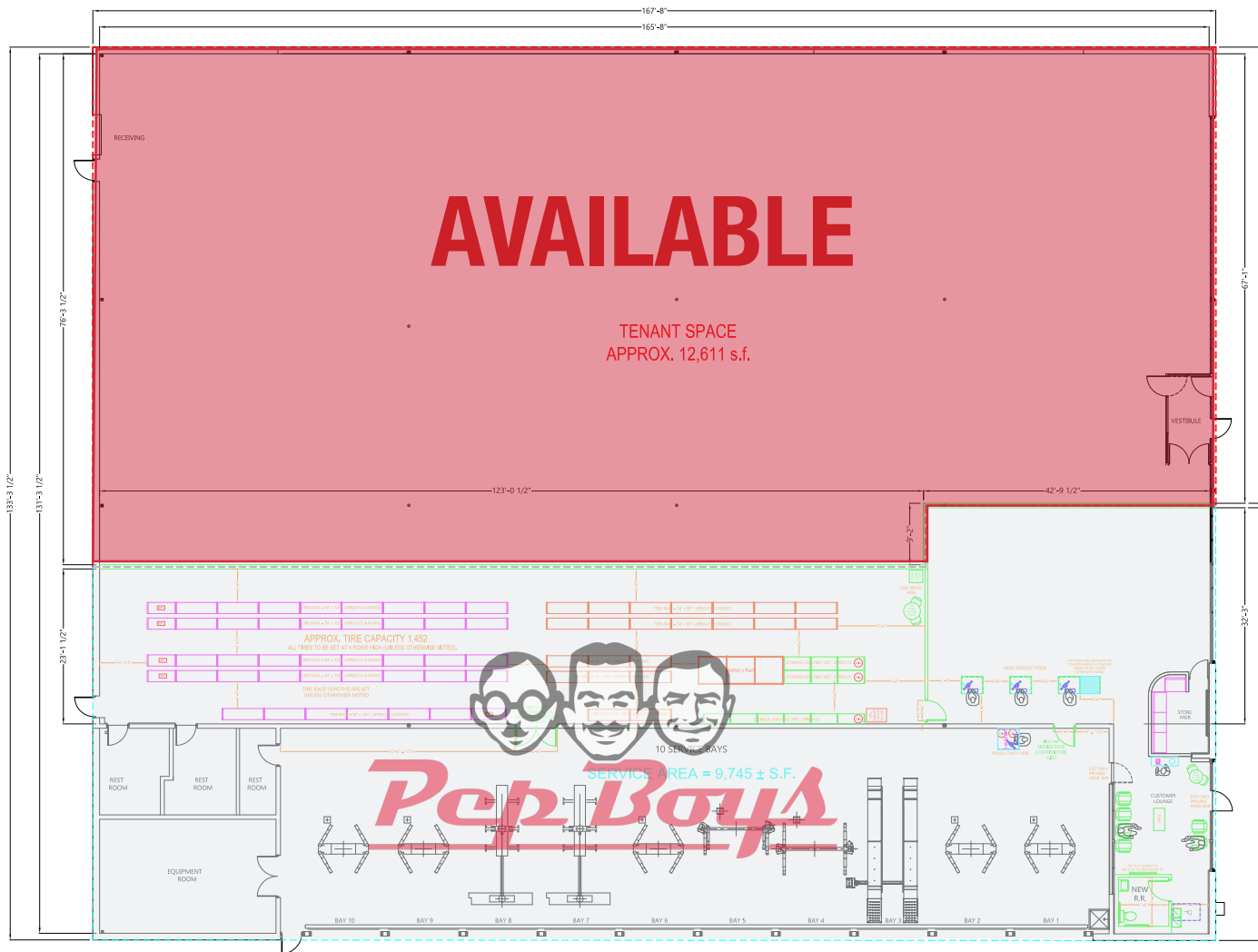
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FLOOR PLAN

- LEGEND**
- EXISTING SHELVING
 - RELOCATED SHELVING
 - NEW SHELVING
 - DEMO SHELVING

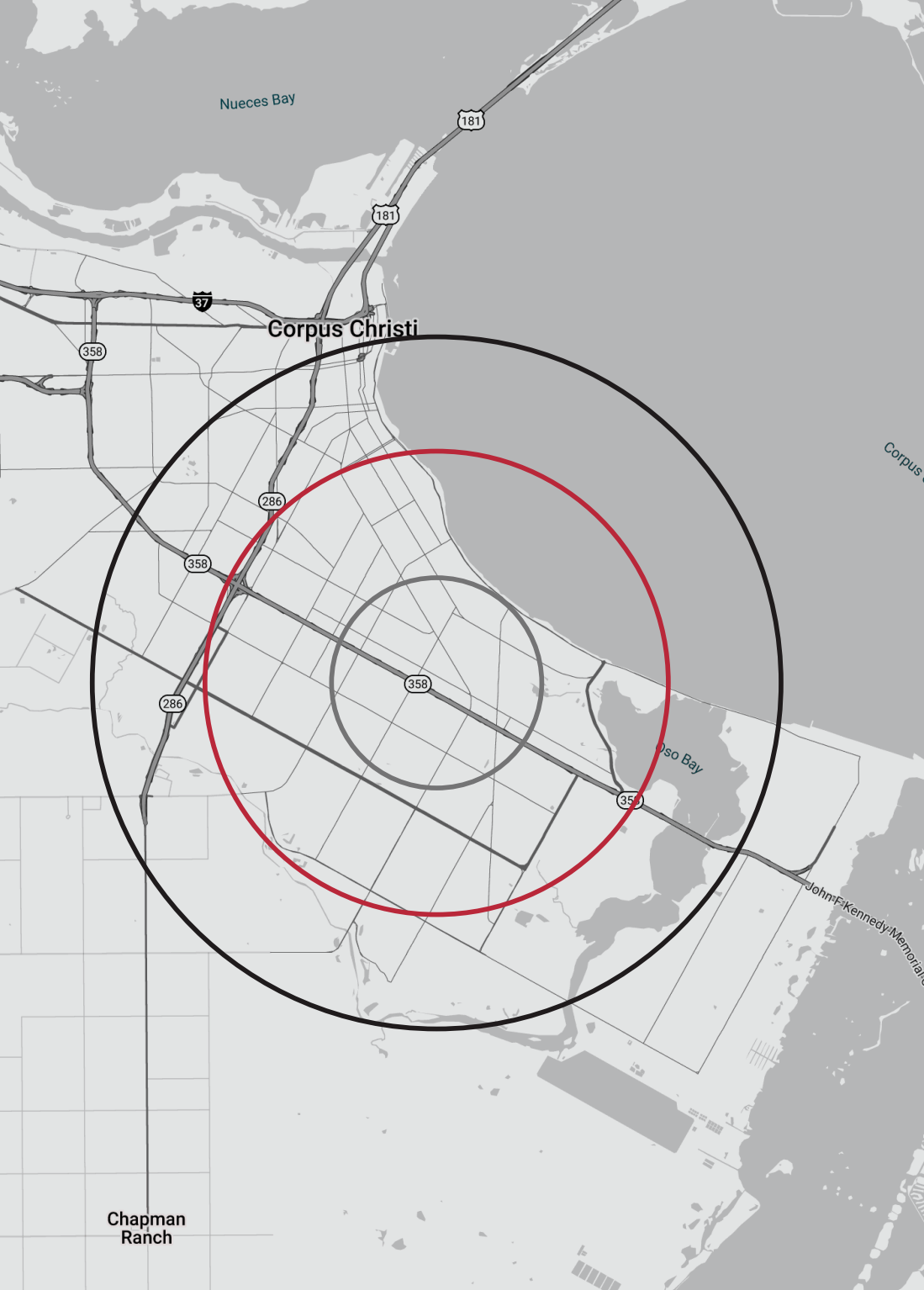
CORPUS CHRISTI, TX #0181
CONCEPTUAL FLOOR PLAN



AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION			
2025 Population	10,978	121,860	215,134
HOUSEHOLDS			
2025 Households	4,246	49,599	83,311
INCOME			
2025 Average HH Income	\$76,669	\$85,649	\$91,974

Traffic Counts

STREET	AADT
S Padre Island Dr	121,000
Blanch Moore Dr	78,806

Cities Nearby

Port Aransas, Texas	31 miles
Laredo, Texas	150 miles
San Antonio, Texas	143 miles
Houston, Texas	216 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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