

NORTHCROSS SHOPPING CENTER SPACE AVAILABLE



LEASE RATE \$14.50 - 28.00 SF/yr
LEASE TYPE NNN

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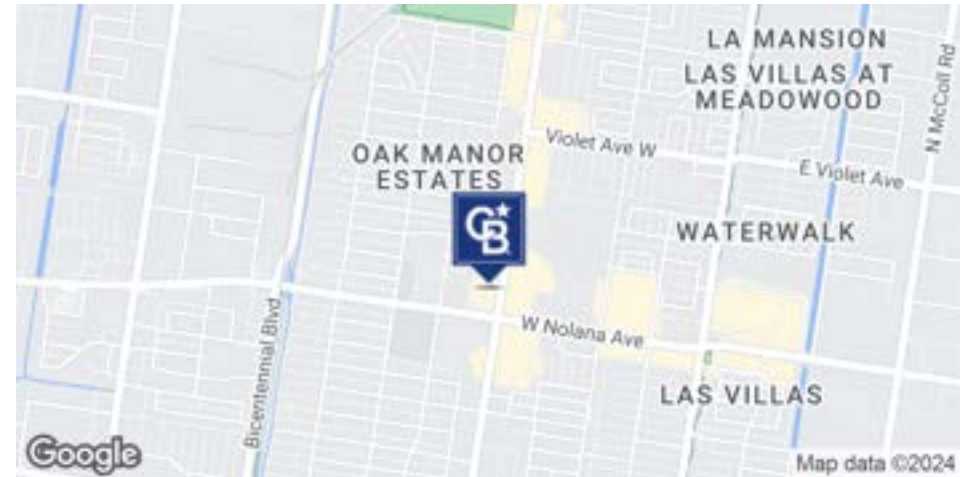


COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY SUMMARY

4119 N. 10TH STREET

McAllen, TX 78504



PROPERTY DESCRIPTION

This strip center, strategically positioned at the intersection of Nolana and 10th St., ensures unparalleled visibility and effortless accessibility. Situated within a high-density, affluent area of McAllen, it is enveloped by national retailers and renowned restaurants, promising a prime location with optimal exposure.

PROPERTY HIGHLIGHTS

- High Traffic Intersection
- Proximity to Shopping and Dining
- Excellent Visibility and Access
- Great Tenant Mix

OFFERING SUMMARY

Lease Rate:	\$14.50 - 28.00 SF/yr
NNN:	\$6.78 SF/yr
Number of Units:	6
Minimum Divisible:	1,100 SF
Max Contiguous:	15,108 SF
Building Size:	75,065 SF
Submarket:	McAllen
Market:	Rio Grande Valley

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SITE PLAN

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Available



TENANT	SQ FT
1 Cowboy Chicken	3,250
2 The Vitamin Shoppe	4,000
3 Elements Therapeutic Massage	2,427
4 Barnes & Noble	24,864
5 Rally Credit Union	4,000
6 Amazing Lash Studio	2,000
7 Corner Bakery Cafe	6,248
8 Breadsmith	2,730
9 Available	3,120
10 Cold Fit Cryo Spa	1,200
11 Todo Empanadas	1,200
12 Fajas Colombianas Kate B.	1,500
13 Available	2,100
14 Available	6,250
15 B's in a Pod	1,238
16 Available	1,238
17 Available	1,100
18 Available	1,300
19 Senan K. Ziaideh, DDS, PLLC	3,000
20 Earth Born Market	2,000

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SPACES AVAILABLE

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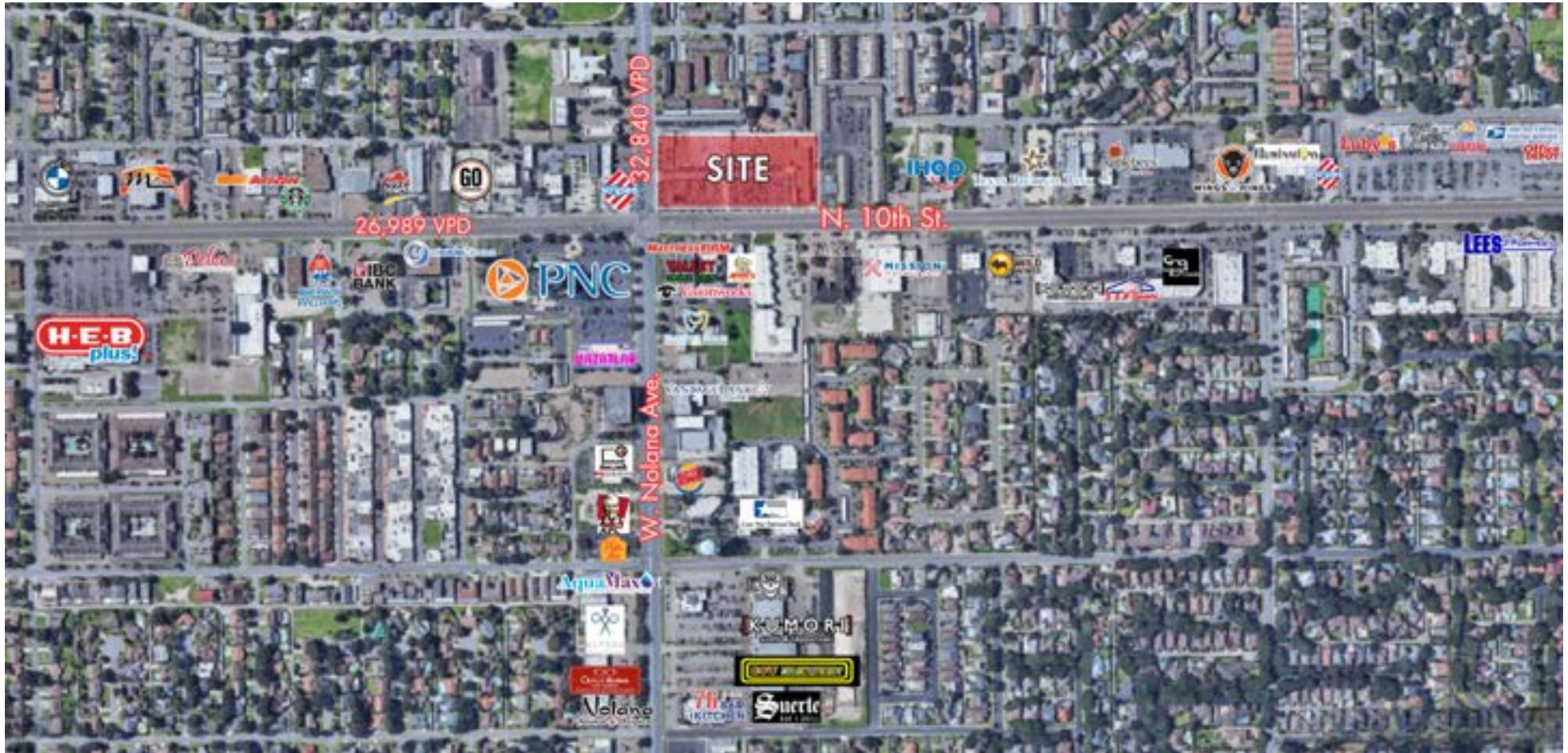
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AERIAL

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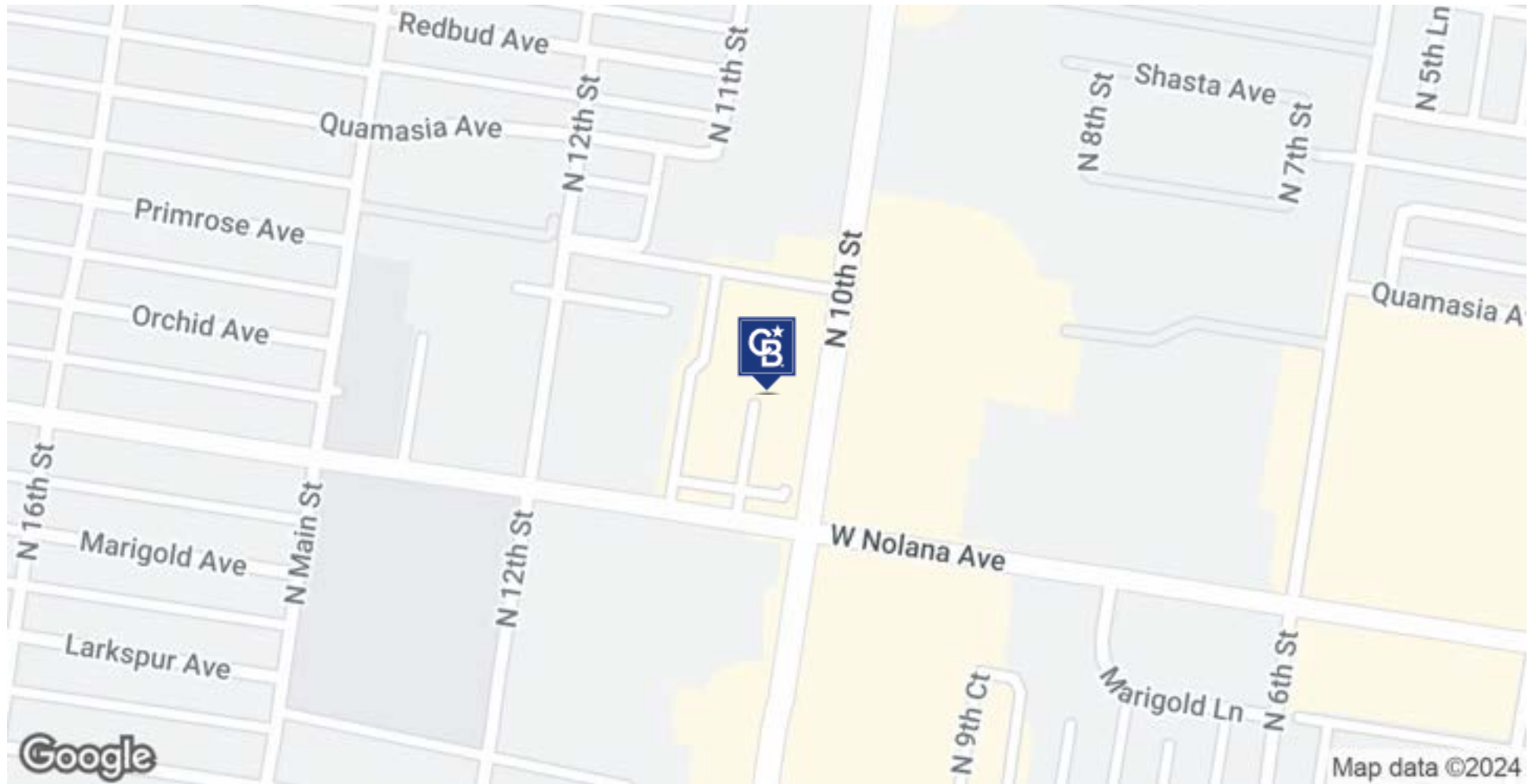


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MAP

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DEMOGRAPHICS

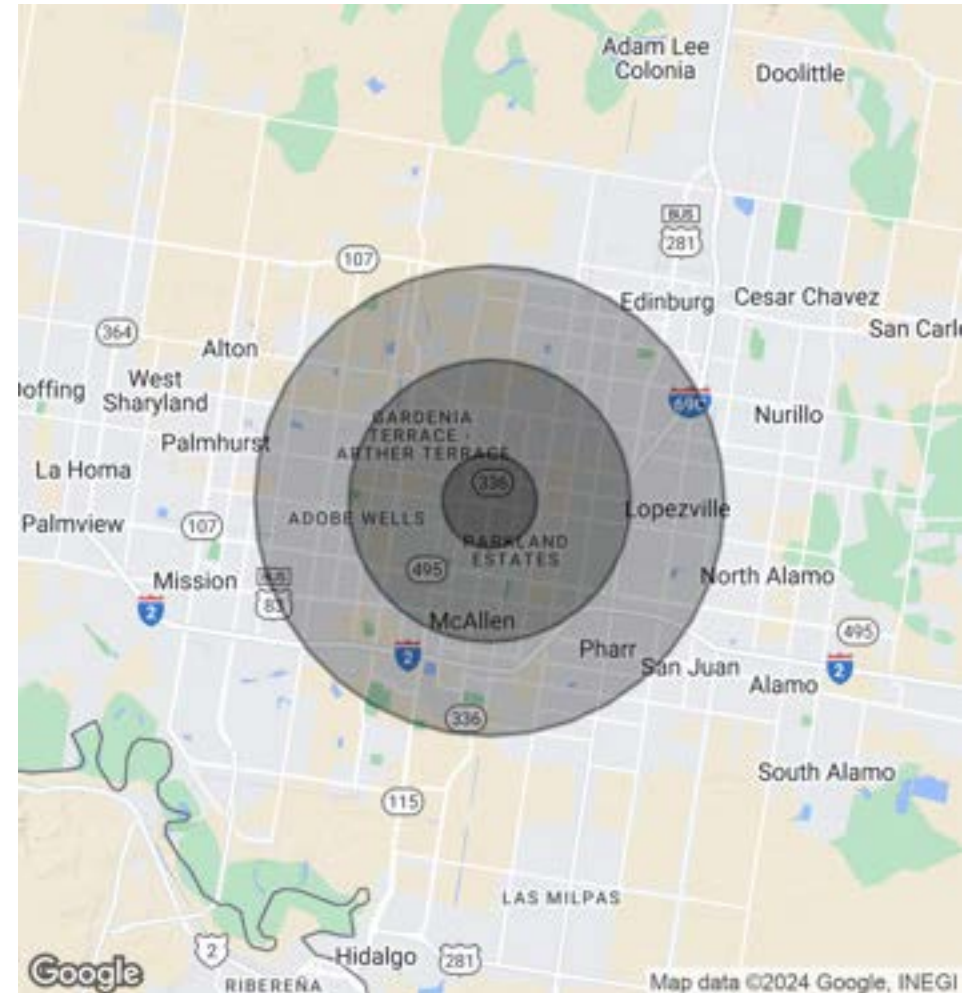
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,672	108,828	242,610
Average Age	34.5	33.6	32.9
Average Age (Male)	31.8	30	30.6
Average Age (Female)	40.3	37	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,922	40,240	86,602
# of Persons per HH	2.3	2.7	2.8
Average HH Income	\$70,038	\$64,011	\$62,236
Average House Value	\$171,256	\$135,654	\$133,627

2020 American Community Survey (ACS)



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