

1800 S. MAIN ST.

McAllen, TX 78503

RETAIL PROPERTY FOR LEASE



SUSIE TORRES

Leasing Manager, Rio Grande Valley
956.471.5555
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TANO CARRANZA

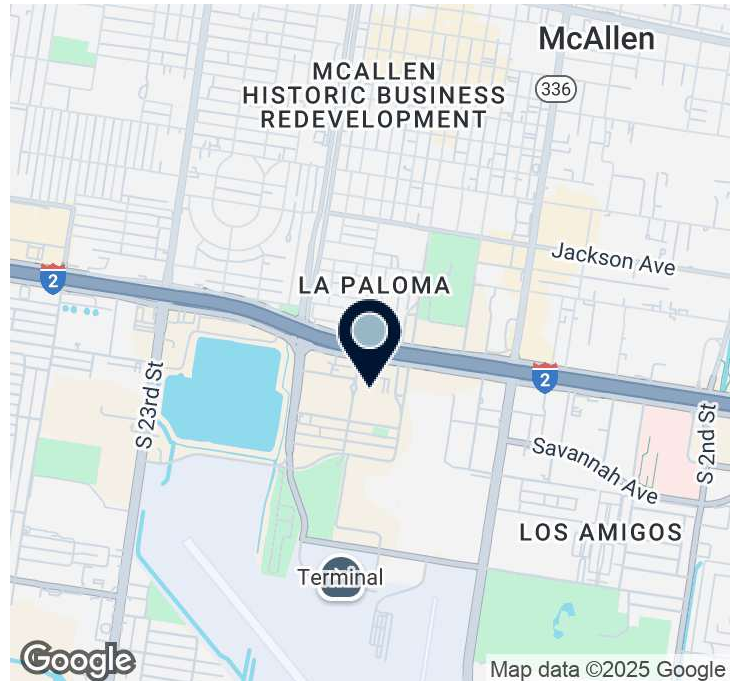
Vice President of Asset Management, Real Estate
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PROPERTY DESCRIPTION

This 6,144 SF space is located inside Main Place Shopping Center, a recently updated commercial center totaling approx. 177,973 SF located in one of McAllen, Texas busiest retail corridors with frontage to W Expressway 2. This move-in ready space has ample parking space and is located adjacent to La Plaza Mall.

PROPERTY HIGHLIGHTS

- 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
- Ample parking
- Recently updated

OFFERING SUMMARY

Lease Rate:	"Negotiable"
Available SF:	6,144 SF
Building Size:	6,144 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	27,828	76,823	120,636
Total Population	72,383	207,336	348,007
Average HH Income	\$44,915	\$55,060	\$57,007

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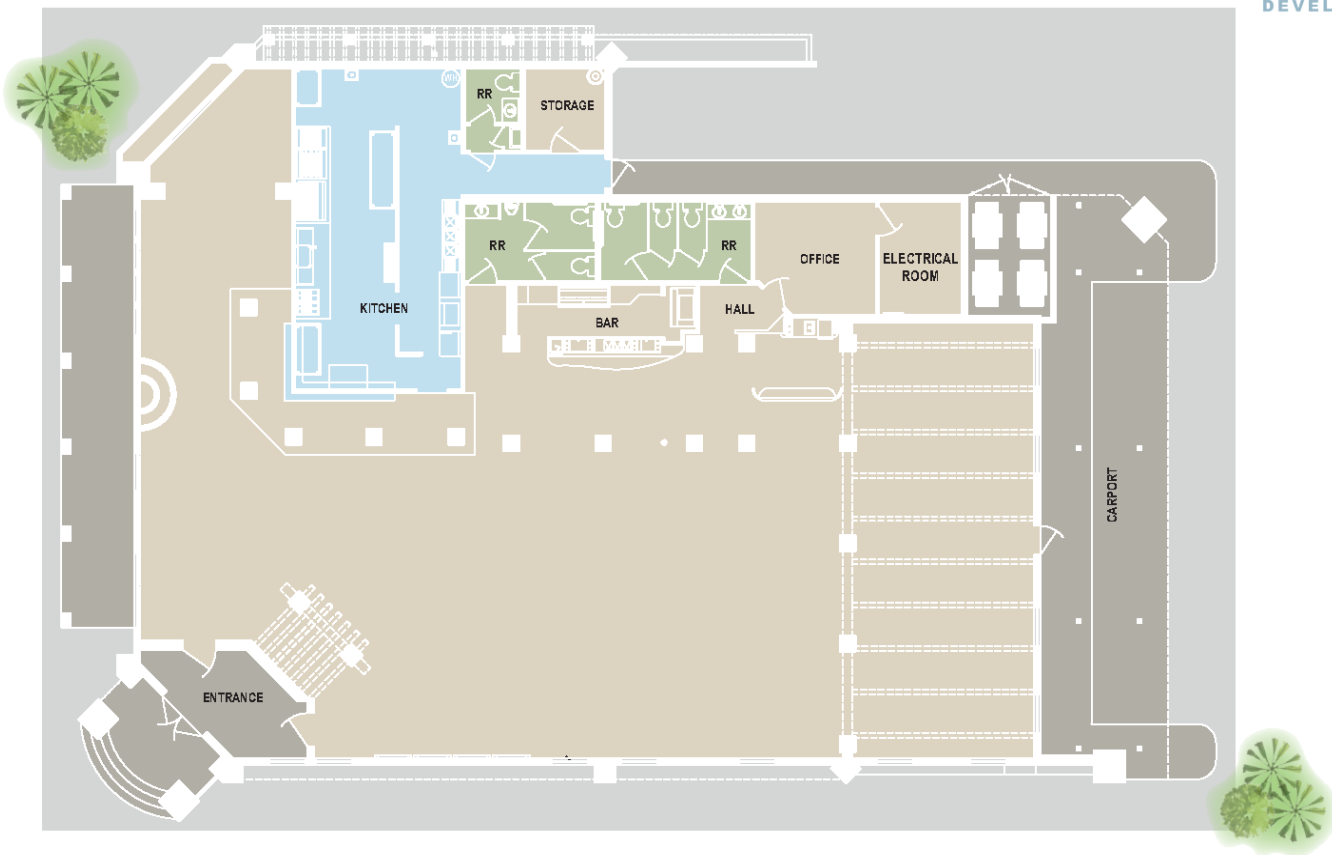
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