

2310 E. SAUNDERS

Laredo, TX 78041



FOR LEASE



Situated at the busy intersection of E. Saunders St. and N. Bartlett Ave. this location offers prime opportunity in a well established shopping center. This shopping center is located in a high traffic retail corridor anchored by H-E-B, with a diversified tenant roster including Aaron's, Gym Legacy, and Starbucks. Property has easy access to Loop 20 and is in close proximity to major employment centers including Laredo Medical Center, and a dense residential area.

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KILLAM DEVELOPMENT

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

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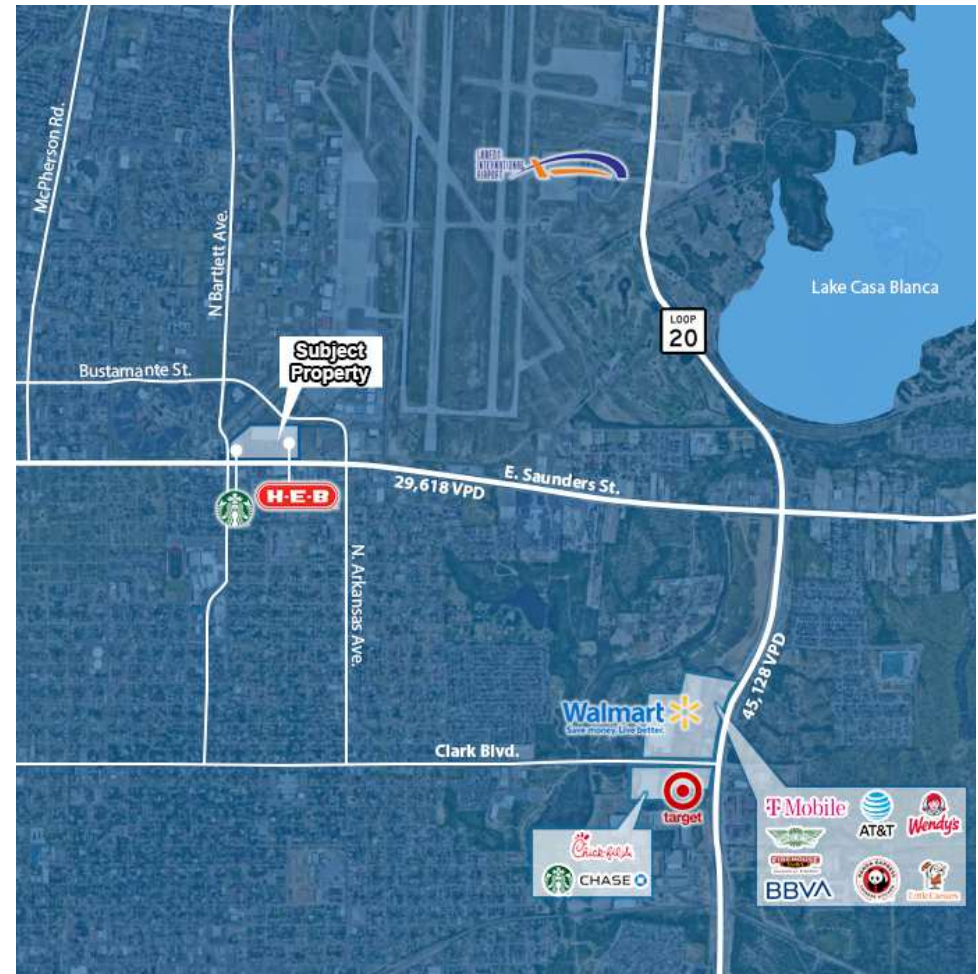


PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Frontage to E. Saunders St.
- Convenient access to Loop 20
- High traffic area adjacent to H-E-B
- Ample Parking
- Large employment base and visitors from nearby hospital
- Positioned near high performing retailers:
- HEB tracks over \$2.2k Sales/SF, placing it at #2 in Texas for Sales/SF
- Starbucks ranked #1 in Laredo for visits
- Lin's Grand Buffet ranked #2 in Texas for visits

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,179	33,304	53,872
Total Population	17,323	114,401	193,249
Average HH Income	\$46,201	\$45,777	\$50,705



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SITE PLAN

H-E-B: 45,000 SF
Fade Factory: 1,500 SF
Doc Aid: 2,400 SF
Aaron's: 10,900 SF
Available Soon: 35,625 SF
Biomat USA: 14,532 SF

Lin's: 12,136 SF
Gym Legacy: 16,602 SF
Starbucks: 2,081 SF
Dragonflies Boutique: 1,523 SF
Kiwami Ramen: 1,468 SF
Taco Bell Ground Lease: 2,856 SF
Quick Quack Ground Lease: 0.7056 Acres



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LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
■ 2310 E. Saunders St.	Available	35,625 SF	NNN

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