

CENTRAL MCALLEN MEDICAL OFFICE OPPORTUNITY FOR LEASE

1401 S 6th Street McAllen, TX 78501



LEASE RATE

\$24.00/SF/YR

Ari Holzman

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

1401 S 6TH STREET

McAllen, TX 78501



PROPERTY DESCRIPTION

1401 S 6th Street in McAllen offers a 6,900 SF medical office opportunity in a prime central location. Positioned within an established commercial corridor with excellent access to major roadways, the property is well-suited for primary care, specialty practices, home health, or therapy providers (subject to tenant improvements). Surrounded by complementary medical services, this location provides strong accessibility, visibility, and long-term potential for healthcare users.

PROPERTY HIGHLIGHTS

- Ideal for primary care, specialty clinics, home health, therapy, or related services
- Accommodates exam rooms, administrative offices, reception, and support areas
- Serving a dense and expanding population base
- Convenient access to major roadways and surrounding residential neighborhoods

OFFERING SUMMARY

Lease Rate:	\$24.00/SF/YR
Lease Type:	Gross
Available SF:	6,900 SF
Market:	Rio Grande Valley
Submarket:	McAllen

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INTERIOR PHOTOS

1401 S 6TH STREET

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ADDITIONAL INTERIOR PHOTOS

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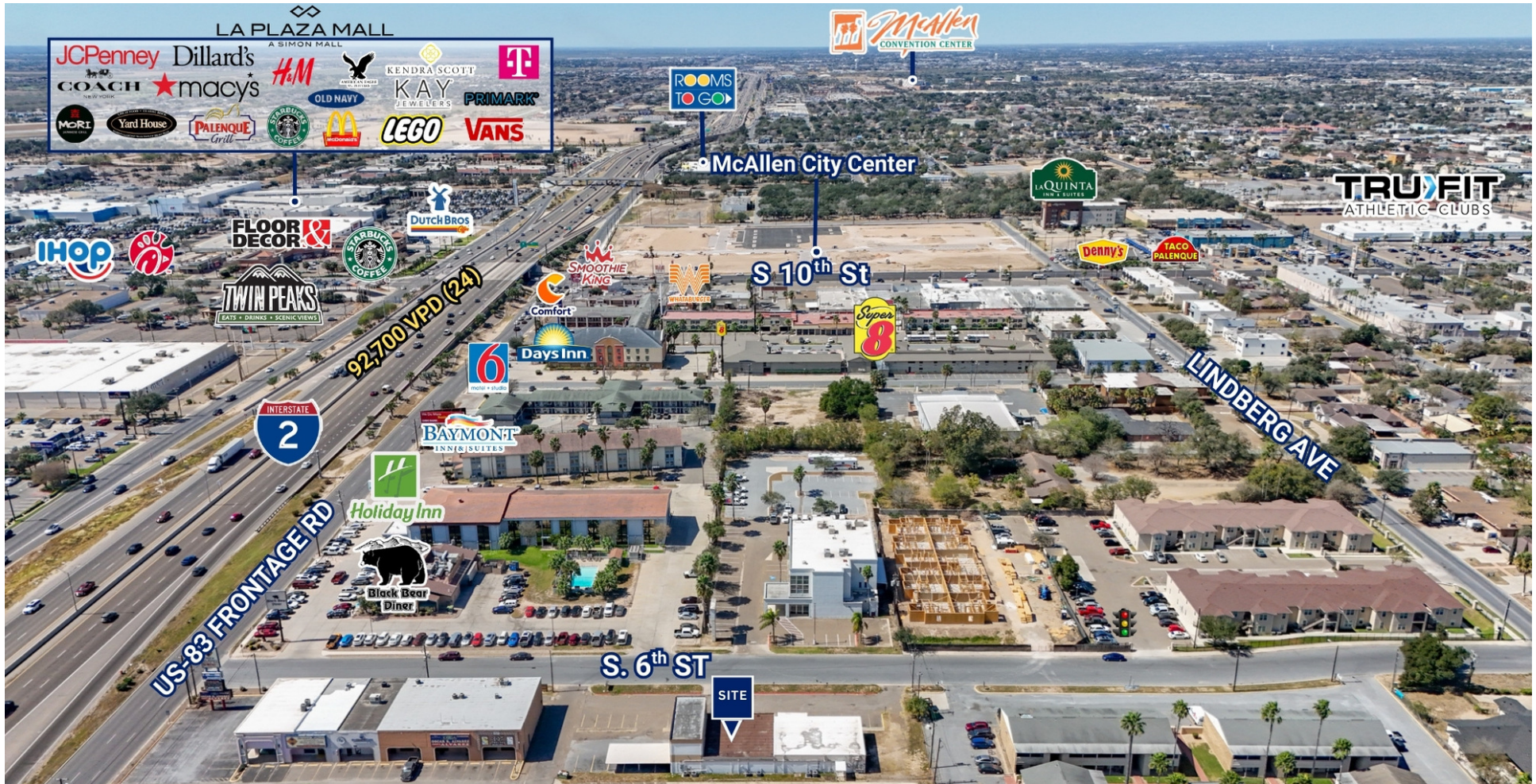


**COLDWELL BANKER
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RIO GRANDE VALLEY

WEST FACING AERIAL

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**COLDWELL BANKER
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EAST FACING AERIAL

1401 S 6TH STREET

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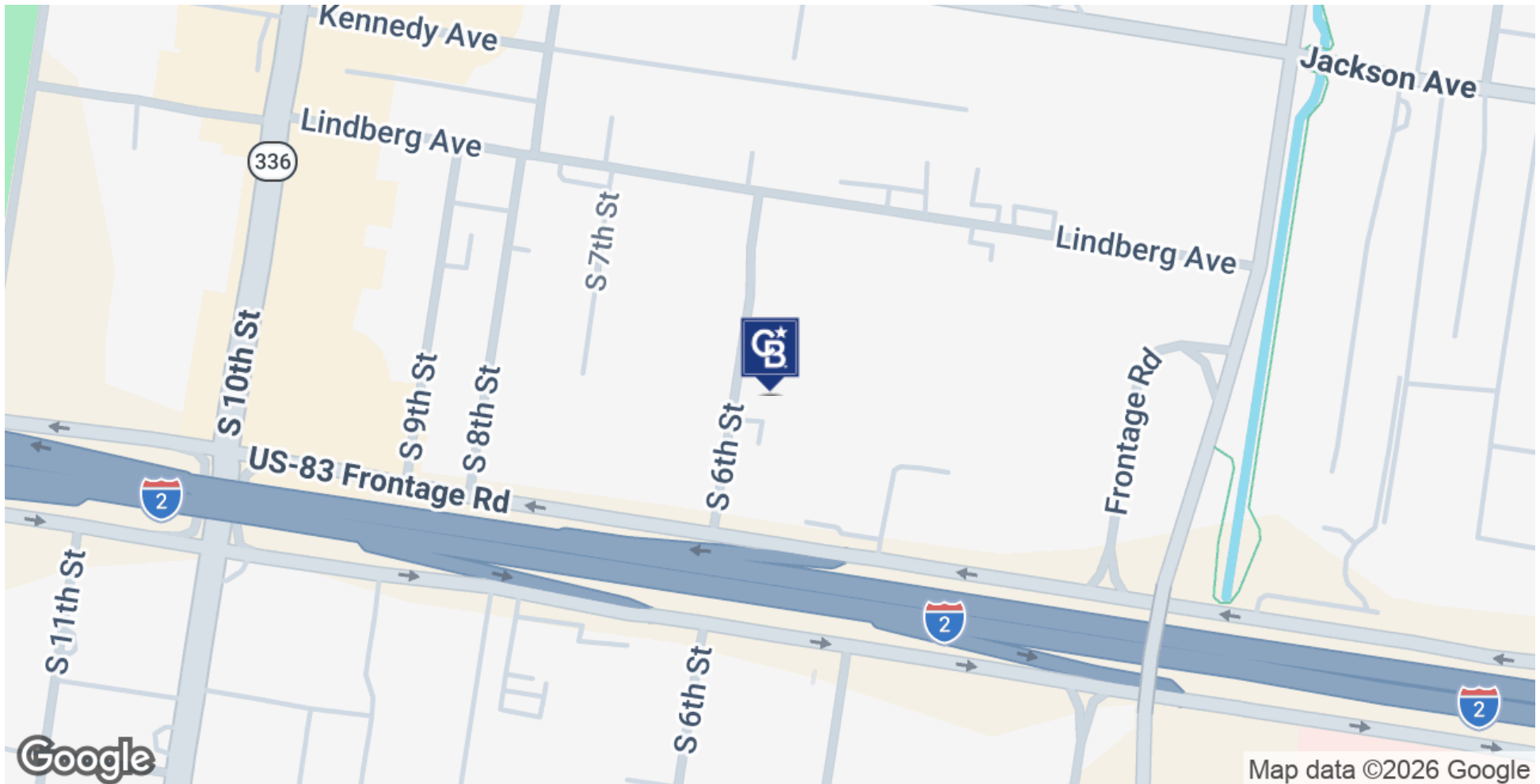


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LOCATION MAP

1401 S 6TH STREET

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DEMOGRAPHICS

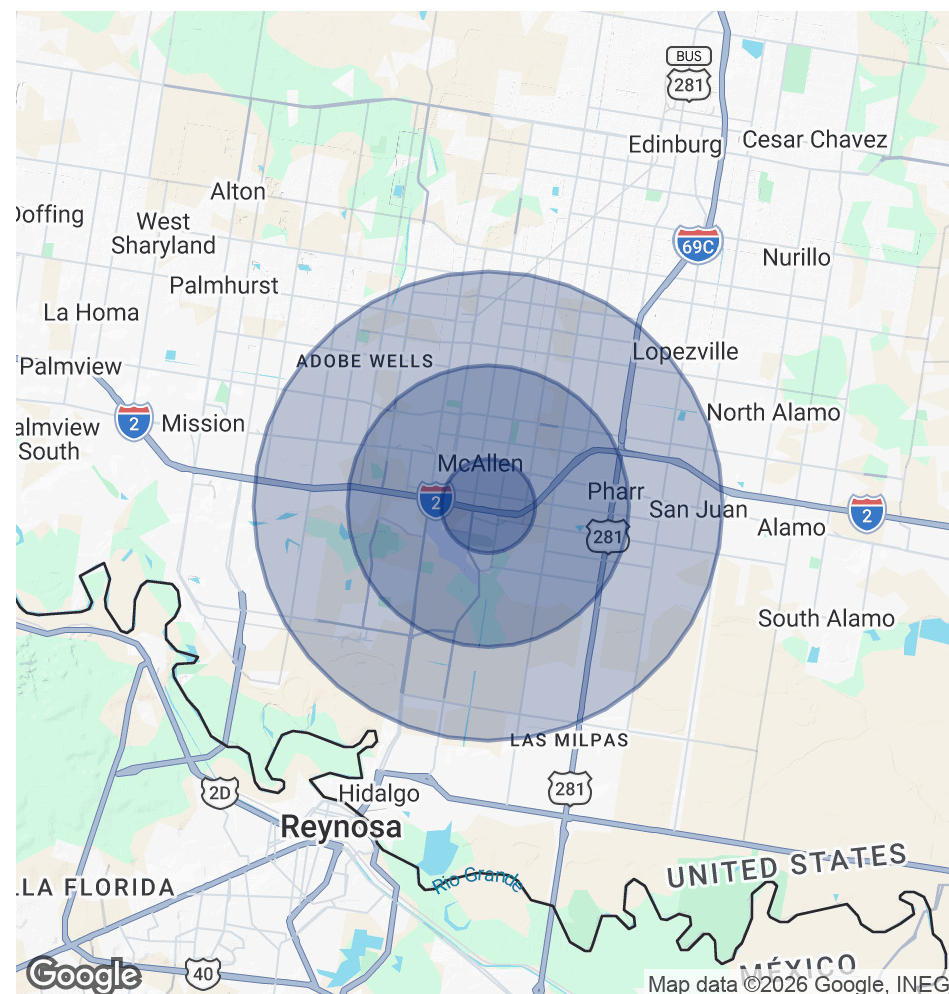
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,690	82,630	220,934
Average Age	44	39	37
Average Age (Male)	42	37	36
Average Age (Female)	45	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,661	29,522	74,365
# of Persons per HH	2.5	2.8	3
Average HH Income	\$63,193	\$63,631	\$74,612
Average House Value	\$255,192	\$179,251	\$192,582

Demographics data derived from AlphaMap



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