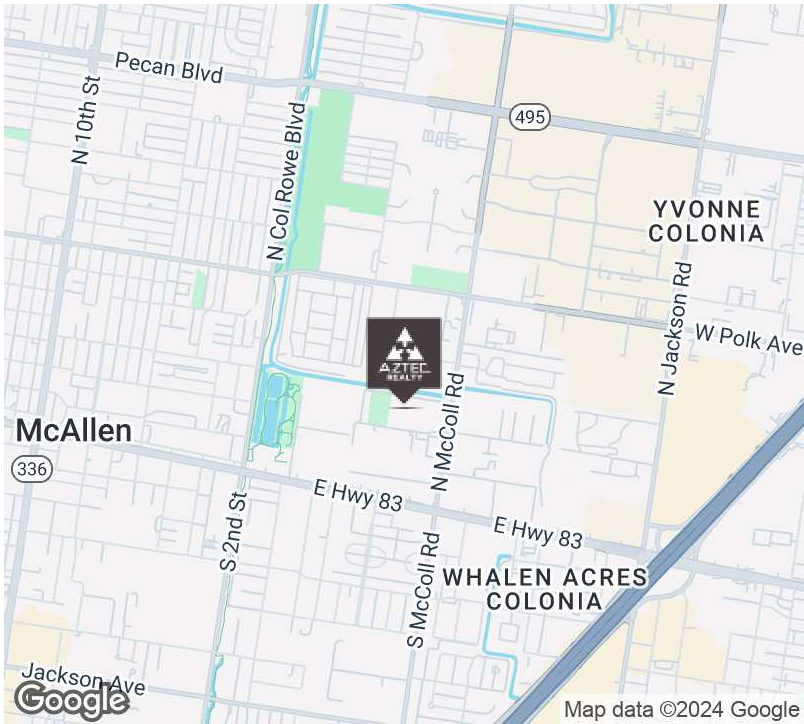


# 1950 SF STORAGE WAREHOUSE-MCALLEN, TX

501 E. CEDAR AVENUE, SUITE H, MCALLEN, TX 78501



## OFFERING SUMMARY

|                  |            |
|------------------|------------|
| Lease Rate:      | Negotiable |
| Building Size:   | 1,950 SF   |
| Available SF:    | 1,950 SF   |
| Lot Size:        | 1,950 SF   |
| Number of Units: | 1          |

## PROPERTY OVERVIEW

Suite H at 501 E. Cedar Avenue in McAllen, TX offers a 1,950 SF storage warehouse with a ground level overhead door on the front and back of lease space, and includes one restroom. The space is a good fit for general storage and distribution uses.

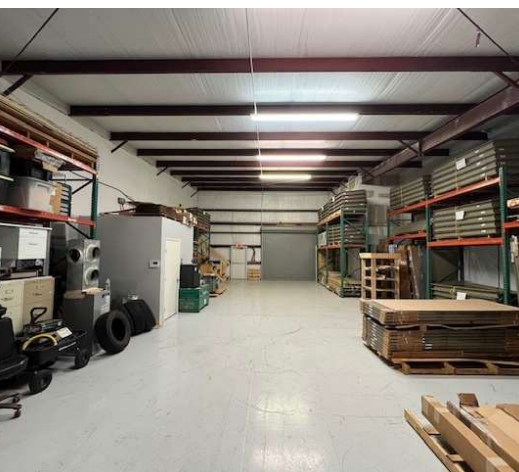
## PROPERTY HIGHLIGHTS

**BLAKE BOX**  
956.668.8790  
blakejbox@aztecre.com



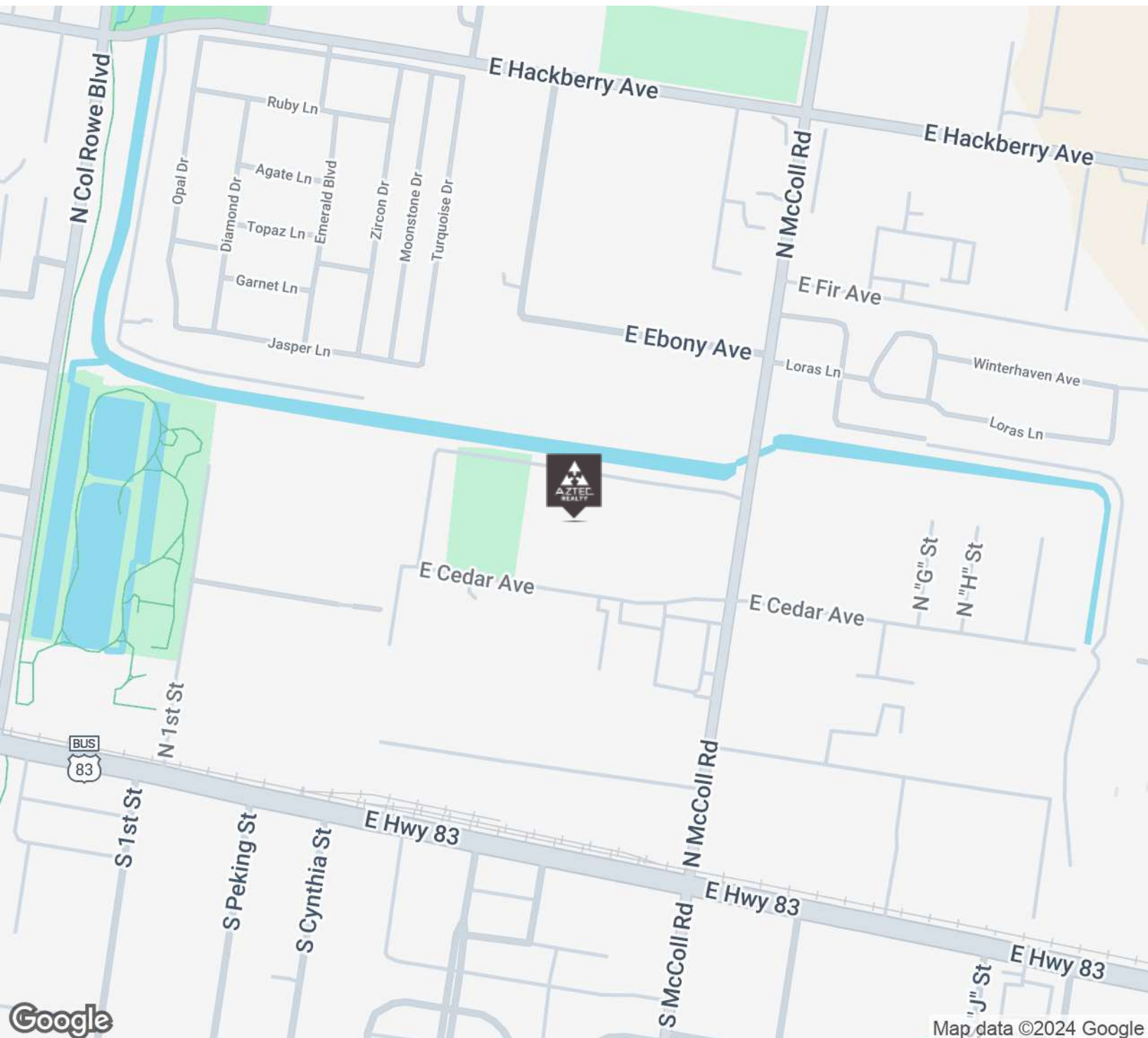
## 1950 SF STORAGE WAREHOUSE-MCALLEN, TX

501 E. CEDAR AVENUE, SUITE H, MCALLEN, TX 78501



# 1950 SF STORAGE WAREHOUSE-MCALLEN, TX

501 E. CEDAR AVENUE, SUITE H, MCALLEN, TX 78501



**BLAKE BOX**

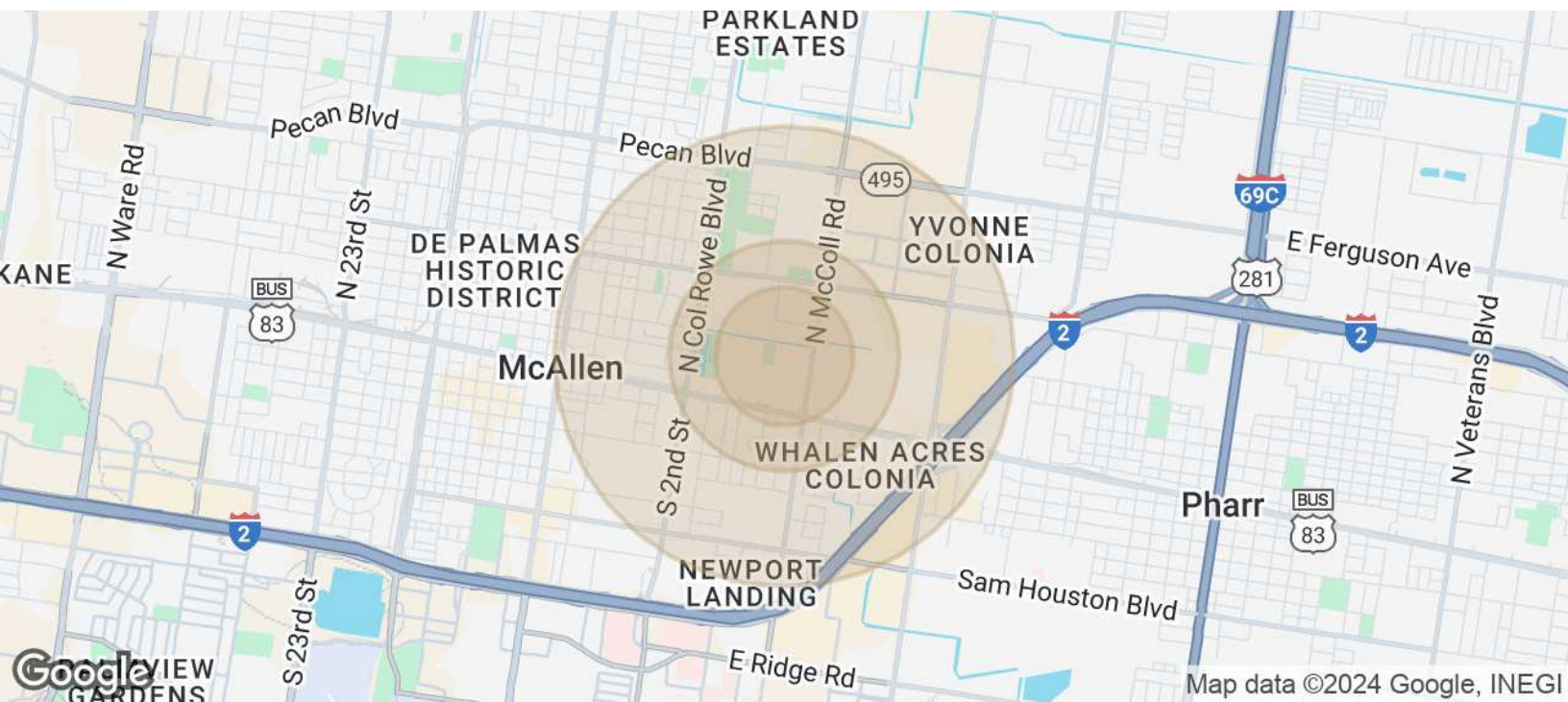
956.668.8790

[blakejbox@aztecre.com](mailto:blakejbox@aztecre.com)



# 1950 SF STORAGE WAREHOUSE-MCALLEN, TX

501 E. CEDAR AVENUE, SUITE H, MCALLEN, TX 78501



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 501       | 1,902     | 6,819  |
| Average Age          | 41        | 42        | 41     |
| Average Age (Male)   | 39        | 40        | 40     |
| Average Age (Female) | 43        | 43        | 43     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 184       | 713       | 2,613     |
| # of Persons per HH | 2.7       | 2.7       | 2.6       |
| Average HH Income   | \$44,157  | \$51,633  | \$56,930  |
| Average House Value | \$136,284 | \$172,942 | \$186,843 |

Demographics data derived from AlphaMap

**BLAKE BOX**

956.668.8790

blakejbox@aztecre.com

