

2401 PECAN BOULEVARD
MCALLEN, TX 78501

RETAIL SPACE FOR LEASE
3 SUITES AVAILABLE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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PROPERTY SUMMARY

2401 PECAN BOULEVARD | MCALLEN, TX 78501



PROPERTY DESCRIPTION

Three prime leasing opportunities, strategically located along Pecan Boulevard just west of 23rd Street. Suites B, C, & E are now available. Each suite is 1,200 SF and offers an ideal space for retail or office use. Ste. E is previously used as a nail salon. The strip center boasts a total of seven units and approximately 37 parking spaces. Moreover, a prominent pole sign is available to showcase your business, ensuring maximum exposure in this highly sought-after area.

IMPORTANT NOTES

- Each unit has its own water and electric meter
- Ste. E is available 30 days after execution of the new lease

OFFERING SUMMARY

Lease Rate:	\$16.68 SF/YR-\$1.39 SF/MO
Triple NNN:	\$4.32 SF/YR -\$0.36 SF/MO (NNN)
Building Size:	9,000 SF
Suite B,C, & E:	1,200 SF each
Suite B,C, & E (1,200 SF):	1st Month: \$1,668 (base rent) + \$432 (NNN) = \$2,100
Parking Spaces:	37 Spaces Total 31 Spaces: Front 6 Spaces: Back
Year Built:	2004
Zoning:	C-3: General Business

FOR LEASE | OFFICE BUILDING

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AERIAL MAP

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FOR LEASE | OFFICE BUILDING

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SUITE B: INTERIOR

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SUITE C: INTERIOR

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