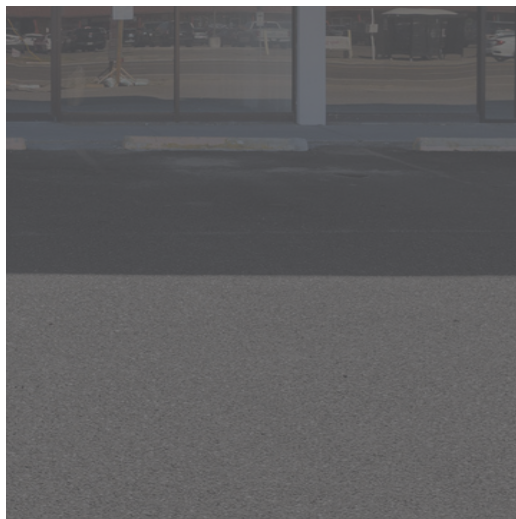


RETAIL PROPERTY FOR LEASE

EDELSTEIN PLAZA



410

E UNIVERSITY DR
EDINBURG, TX

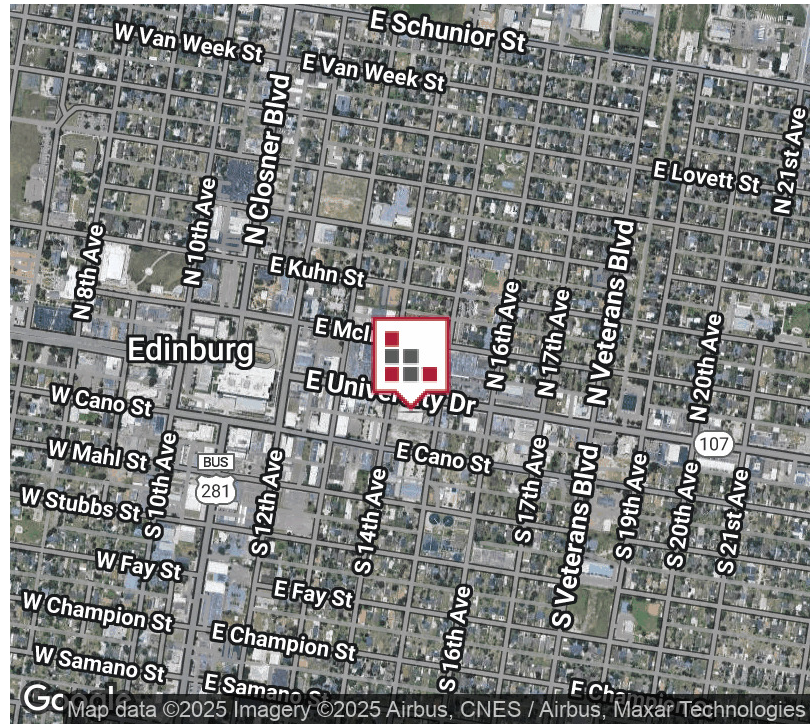
Located less than 1/4 mile from the NEW Hidalgo County Federal Courthouse, this newly-renovated Shopping Plaza is an ideal location to capture the vitality of this vibrant area. This +/- 14,000 sf shopping center has 5 suites available from +/- 2,095 sf to +/- 4,275 sf with all new construction inside and out. Each individual unit is furnished with vanilla box and restrooms and ideal signage.



Commercial Real Estate in the Rio Grande Valley

FOR LEASE EDELSTEIN PLAZA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2.17 SF/MO/NNN
Building Size:	14,616 SF
Available SF:	2,095 - 4,275 SF
Lot Size:	0.57 Acres
Renovated:	2025
Zoning:	C
Market:	Rio Grande Valley
Submarket:	Edinburg

PROPERTY OVERVIEW

Located less than 1/4 mile from the NEW Hidalgo County Federal Courthouse, this newly-renovated Shopping Plaza is an ideal location to capture the vitality of this vibrant area. This +/- 14,000 sf shopping center has 5 suites available from +/- 2,095 sf to +/- 4,275 sf with all new construction inside and out. Each individual unit is furnished with vanilla box and restrooms and ideal signage opportunity on the newly renovated pylon sign. Proximity to Retail, Restaurants and the Expressway - you can't go wrong with this ideal location!

PROPERTY HIGHLIGHTS

- Ideal location minutes from the new Hidalgo County Courthouse
- NEWLY RENOVATED interior/exterior
- New Multi-Tenant pylon sign
- Proximity to Retail and Restaurants

FOR LEASE
EDELSTEIN PLAZA

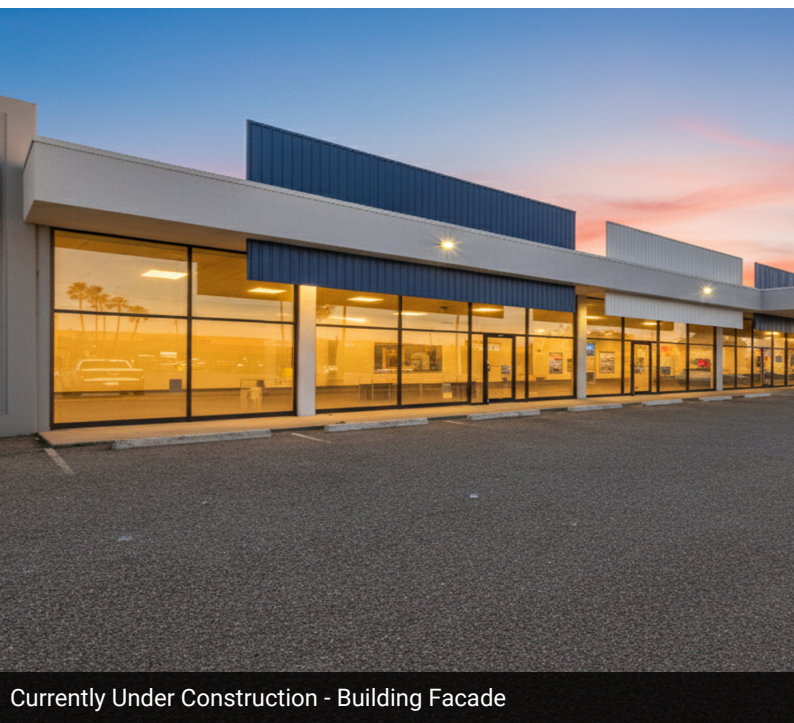
ADDITIONAL PHOTOS



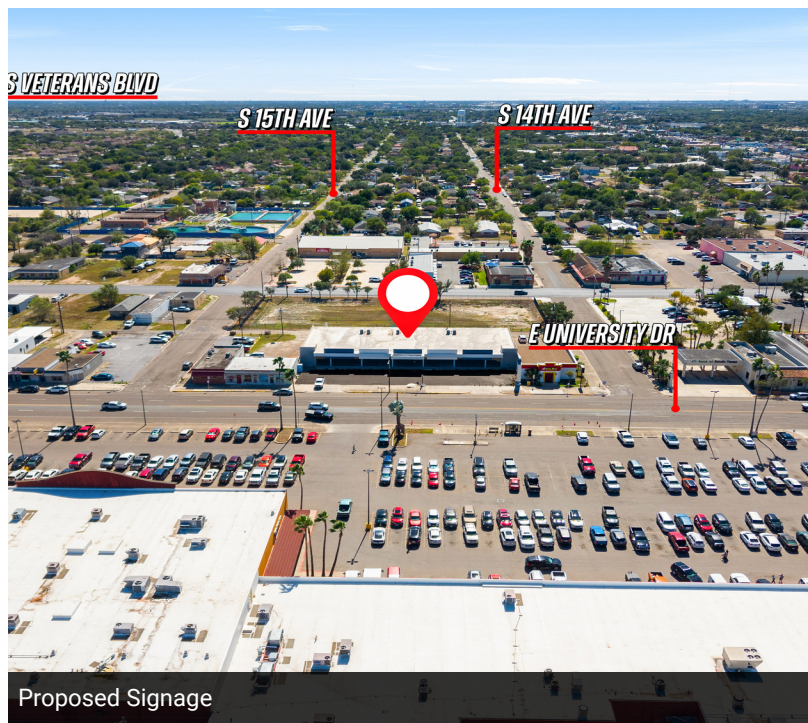
Building Facade



Building Facade



Currently Under Construction - Building Facade



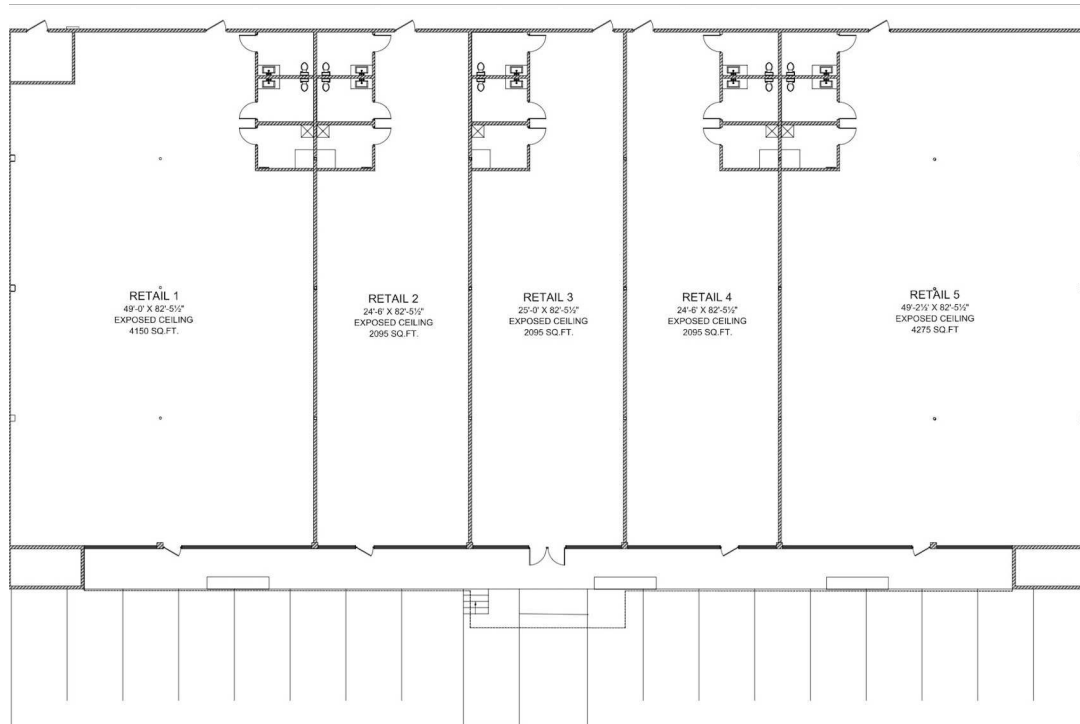
Proposed Signage

RETAILER MAP



FOR LEASE EDELSTEIN PLAZA

LEASE SPACES



LEASE INFORMATION

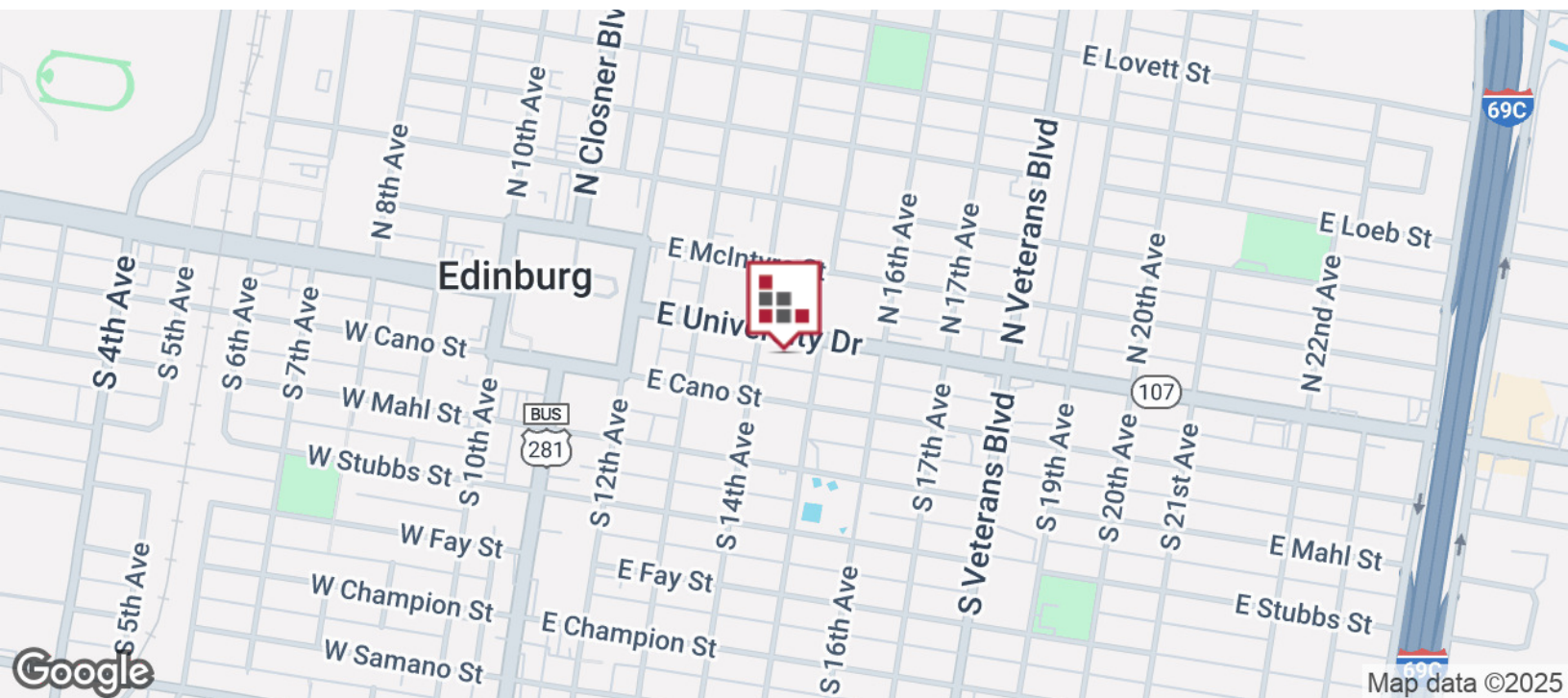
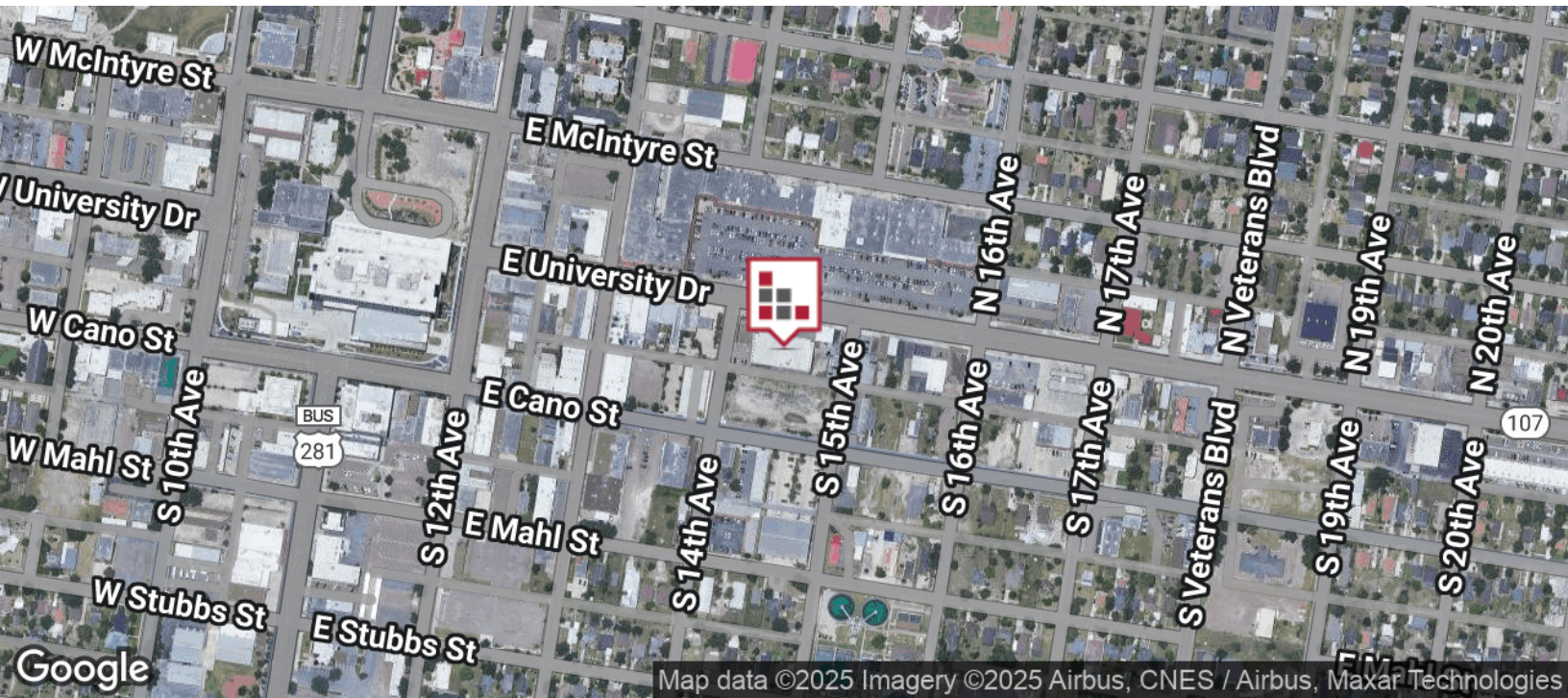
Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	2,095 - 4,275 SF	Lease Rate:	\$2.17 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE/MO	DESCRIPTION
Retail 1	Available	4,150 SF	NNN	\$2.17 SF/month	Retail/Office
Retail 2	Available	2,095 SF	NNN	\$2.17 SF/month	Retail/Office
Retail 3	Available	2,095 SF	NNN	\$2.17 SF/month	Retail/Office
Retail 4	Available	2,095 SF	NNN	\$2.17 SF/month	Retail/Office
Retail 5	Available	4,275 SF	NNN	\$2.17 SF/month	Retail/Office

FOR LEASE
EDELSTEIN PLAZA

LOCATION MAP



FOR LEASE EDELSTEIN PLAZA

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	83,863	167,130	504,367
Median age	34	34	35
Median age (Male)	33	33	34
Median age (Female)	35	35	36

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	28,221	53,555	156,312
# of persons per HH	3	3.1	3.2
Average HH income	\$76,926	\$79,028	\$73,413
Average house value	\$204,671	\$212,378	\$181,253

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	91.4%	91.3%	92.3%
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RACE (%)

White	35.2%	33.9%	33.3%
Black	1.3%	1.2%	0.8%
Asian	2.0%	2.0%	1.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.8%	0.7%	0.7%
Other	18.9%	20.9%	21.9%

* Demographic data derived from 2020 ACS - US Census