

FOR LEASE

FORMER EVENT CENTER
4319 S US Highway 83 Harlingen, TX 78550



LEASE RATE

\$1.35 SF/yr

Daniel Galvan, SIOR, CCIM
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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

FOR LEASE

FORMER EVENT CENTER
4319 S US Highway 83 Harlingen, TX 78550



PROPERTY DESCRIPTION

Formally used as an Event Center, this space located in Harlingen, TX is ideal for any retail or professional service user and has plenty of parking. Site has proximity to medical facilities, is in a high traffic area and easily accessible to US Highway 77/83.

PROPERTY HIGHLIGHTS

- Proximity to Major Medical Facilities
- High Traffic Location
- Ideal for any Retail, Office or Medical User

OFFERING SUMMARY

Lease Rate:	\$1.35 SF/yr (NNN)
Number of Units:	1
Available SF:	4,294 SF
Lot Size:	1.66 Acres
Building Size:	4,294 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	4	199	16,049
Total Population	11	564	64,845
Average HH Income	\$51,433	\$49,078	\$39,222

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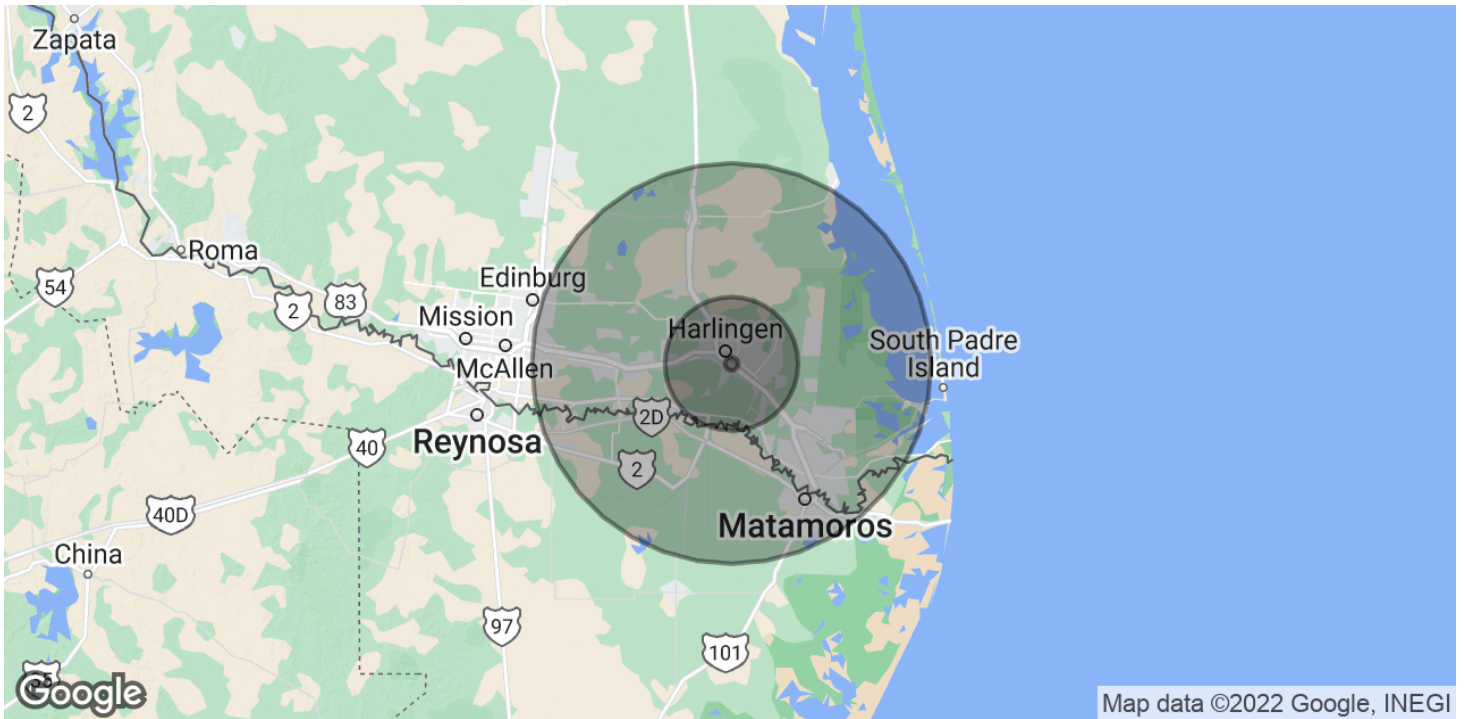
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	11	564	64,845
Average Age	36.0	33.3	23.7
Average Age (Male)	34.8	32.2	21.9
Average Age (Female)	40.9	37.8	25.2
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	4	199	16,049
# of Persons per HH	2.8	2.8	4.0
Average HH Income	\$51,433	\$49,078	\$39,222
Average House Value	\$107,730	\$94,705	\$85,631

* Demographic data derived from 2020 ACS - US Census

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