

2nd Gen. RESTAURANT SPACE FOR LEASE

7470 Padre Island Hwy
Brownsville, TX



Highlights

- Padre Island Frontage
- 20,000 VPD
- Zoned 4th Commercial
- Built 2006

West Building

- Suite 140 – 1,520 SqFt
- 10,200 SqFt building
- Great Tenant Mix
- National & Regional Tenants



Ideal Use

- Restaurant Ready
- *Adjacent to 1,300 Employee Work Force

Alejandro Garza

Brokerage Services

☎ (956) 346 3176

✉ alex@icollc.com

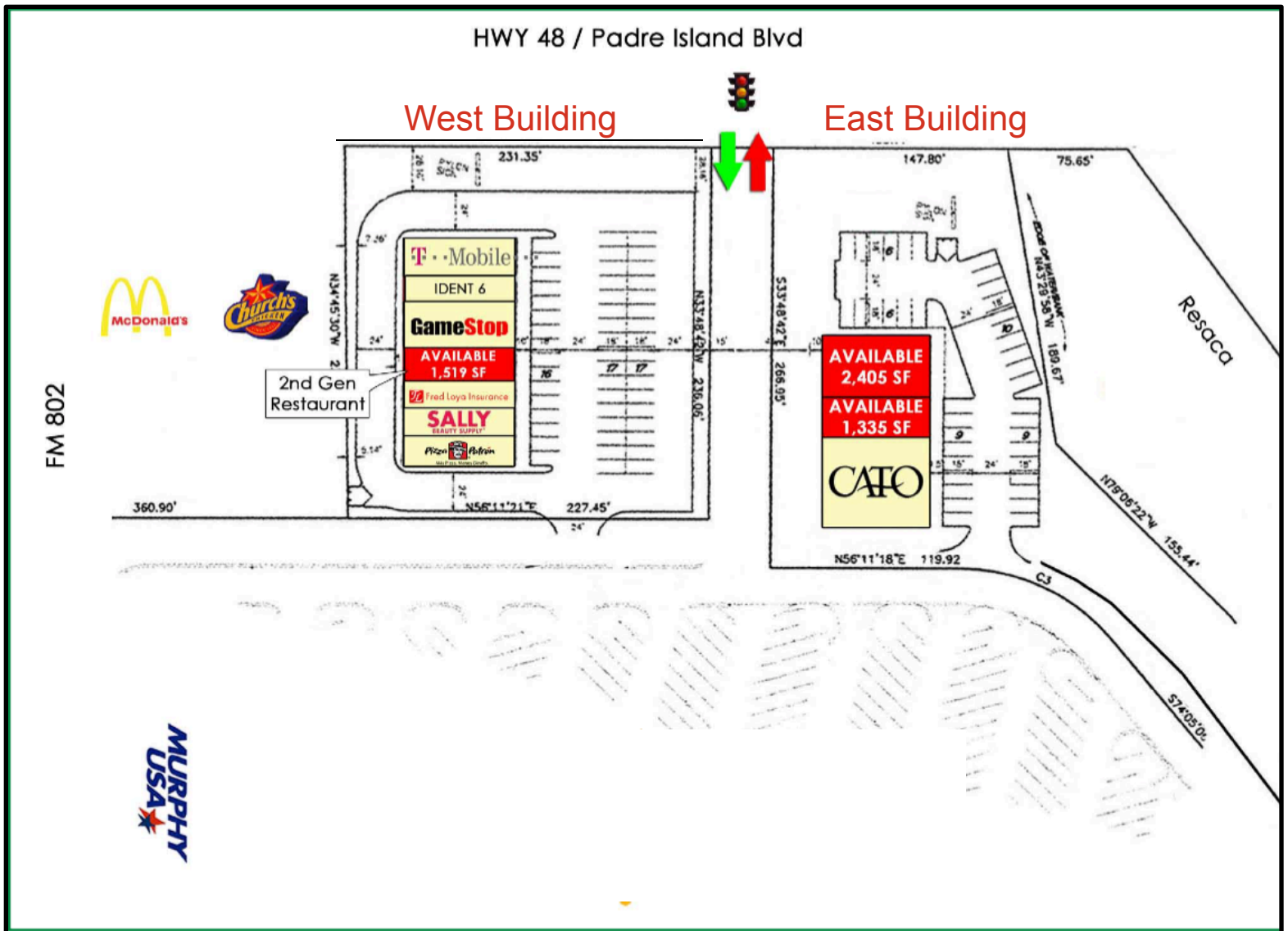
🌐 icollc.com

📍 3521 Old Port Isabel Rd.
Brownsville, TX 78526

RETAIL SPACE AVAILABLE



LAYOUT



Alejandro Garza

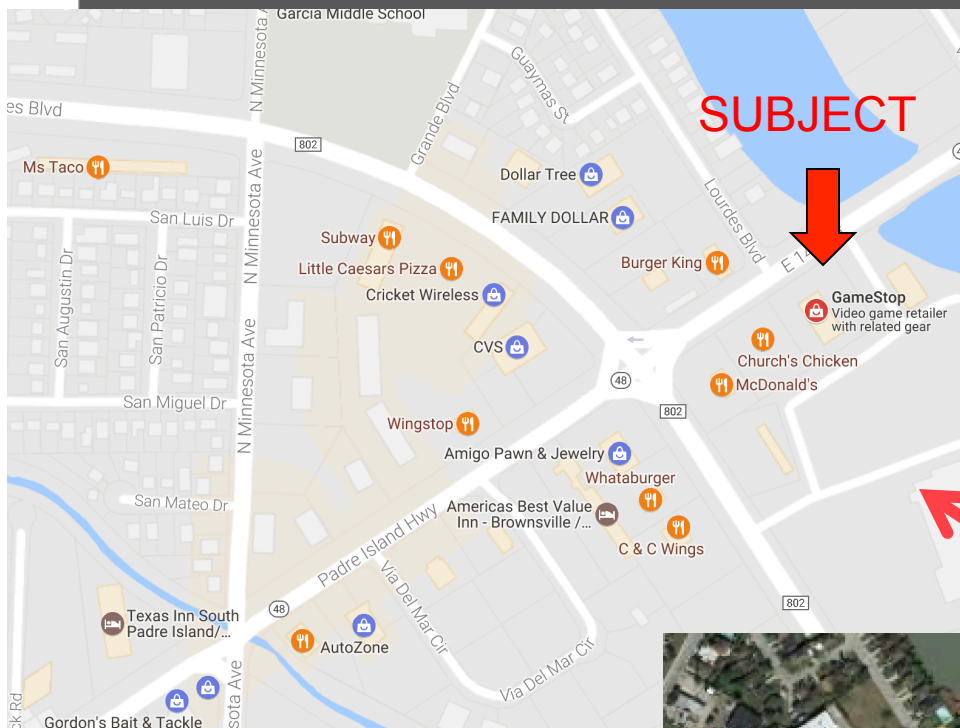
Brokerage Services

- ☎ (956) 346 3176
- ✉ alex@icollc.com
- 🌐 icollc.com
- 📍 3521 Old Port Isabel Rd.
Brownsville, TX 78526

RETAIL SPACE AVAILABLE

ICO
Real Estate Advisors

MAP



***Coming Soon:
1,300 Employee
Work Force**



Alejandro Garza

Brokerage Services

(956) 346 3176

alex@icollc.com

icollc.com

3521 Old Port Isabel Rd.
Brownsville, TX 78526

RETAIL SPACE AVAILABLE

TENANT MIX



Neighboring Tenants Include



GameStopTM

T-Mobile

CATO

Alejandro Garza

Brokerage Services

☎ (956) 346 3176

✉ alex@icollc.com

🌐 icollc.com

📍 3521 Old Port Isabel Rd.
Brownsville, TX 78526

RETAIL SPACE AVAILABLE

ICO
Real Estate Advisors