

**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 currently being 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

<b>Lease Rate:</b>	\$19.68 SF/YR-\$1.64 SF/MO
<b>Triple NNN:</b>	\$4.32 SF/YR -\$0.36 SF/MO (NNN)
<b>Building Size:</b>	9,000 SF
<b>Suite B,C, &amp; E:</b>	1,200 SF each
	37 Spaces Total
<b>Parking Spaces:</b>	31 Spaces: Front 6 Spaces: Back
<b>Year Built:</b>	2004
<b>Zoning:</b>	C-3: General Business

## FOR LEASE | OFFICE BUILDING

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# AERIAL MAP

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# SUITE B: INTERIOR

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# SUITE C: INTERIOR

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