

# FOR LEASE

5106 S Padre Island Dr  
Corpus Christi, TX 78411

S PADRE ISLAND DR 121,000 VPD

**MULTI- USE OPPORTUNITY**



# SUMMARY

## Property Specs

PRICING	Call Broker for Pricing
TOTAL AVAILABLE	±12,611 SF (See Floor Plan)
LOT SIZE	± Acres
TYPE	Multi- Use Opportunity

- Regional arterial + destination corridor. SPID is the city's east-west retail spine with high AADT and multiple interchange nodes.
- Access to growing Southside nodes. New entertainment and convenience projects near SPID (e.g., planned Cinergy Entertainment) reinforce the corridor's draw and evening/weekend traffic.
- Network upgrade tailwind. The new Harbor Bridge (US-181) opening improves regional connectivity and perception of momentum citywide (benefits logistics, day-trip inflow).
- Existing auto-formatted shell supports various conversions (fitness, medical, showroom).

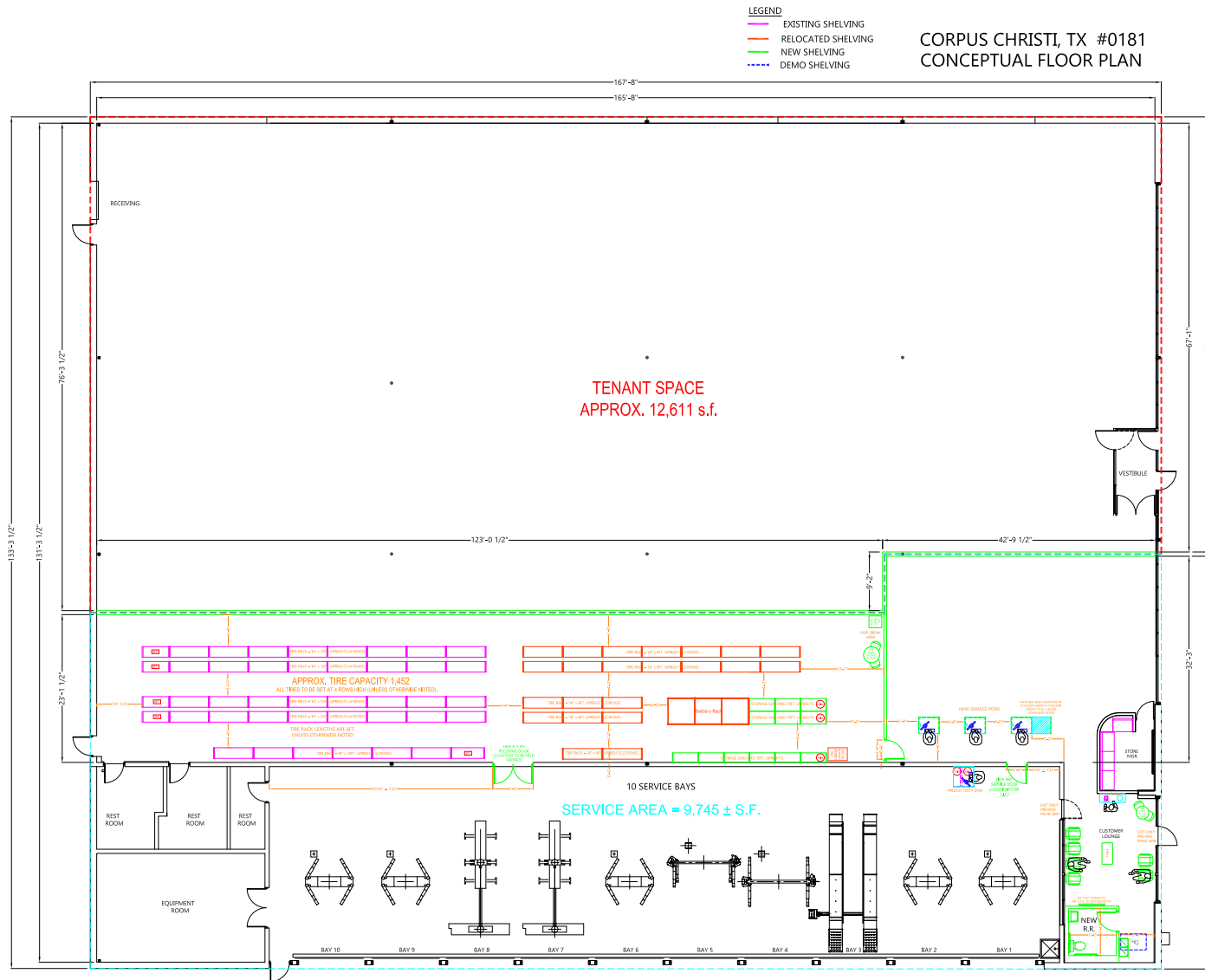


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# FLOOR PLAN



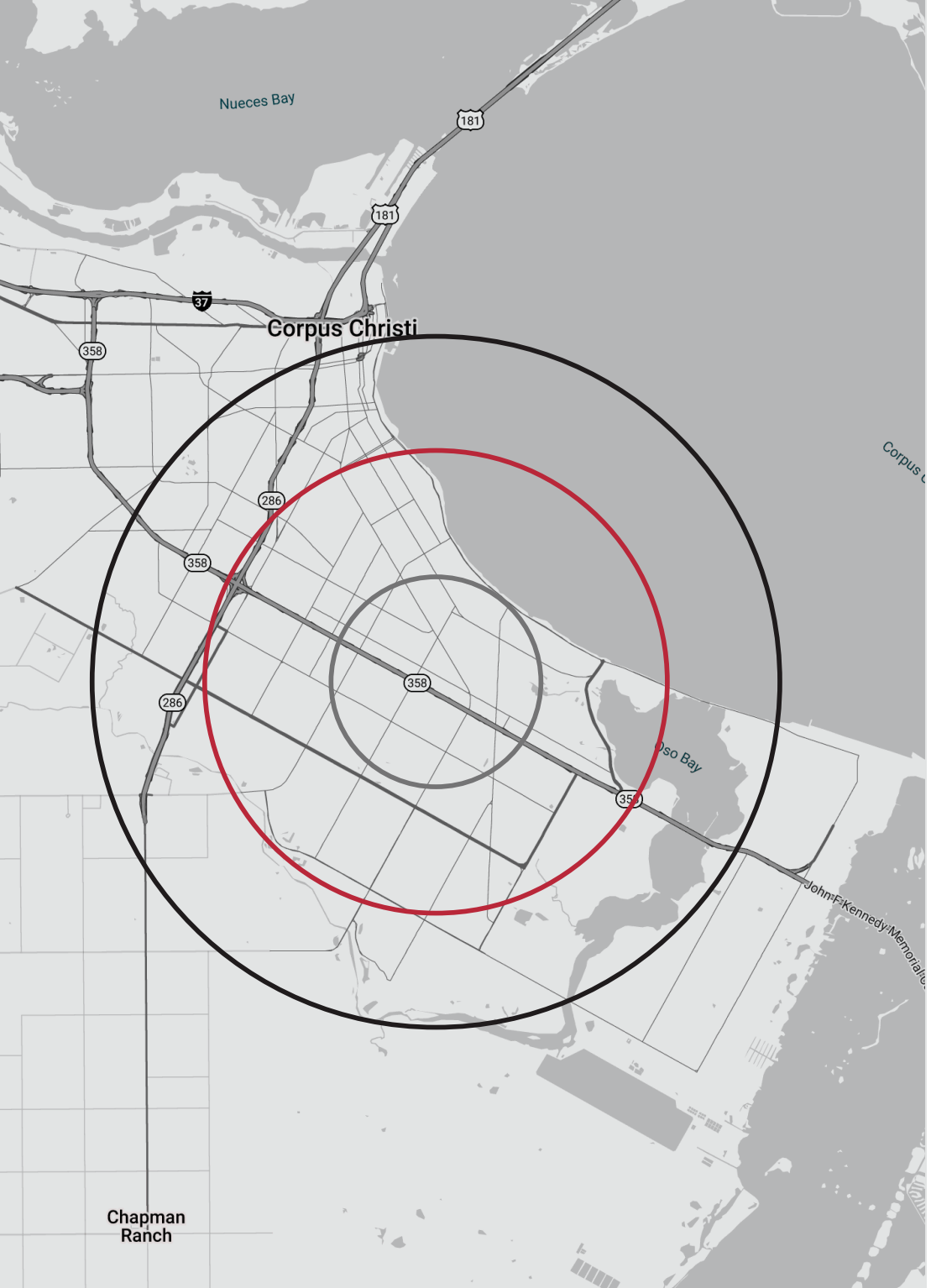


# AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport







# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	10,978	121,860	215,134
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	4,246	49,599	83,311
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$76,669	\$85,649	\$91,974

## Traffic Counts

STREET	AADT
S Padre Island Dr	121,000
Blanch Moore Dr	78,806

## Cities Nearby

Port Aransas, Texas	31 miles
Laredo, Texas	150 miles
San Antonio, Texas	143 miles
Houston, Texas	216 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## Summary Documents

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