

**303 N. SHARY RD.**  
MISSION, TX 78572

FOR LEASE

**OFFICE BUILDING AVAILABLE**



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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**NAI** Rio Grande  
Valley  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | [NAIRGV.COM](http://NAIRGV.COM)





### PROPERTY DESCRIPTION

This building is nothing short of versatile, and it can be used for a myriad of different purposes, such as a law office, accounting firm, or other professional establishment. The open patio area on the second floor is perfect for hosting events and gatherings, accommodating a decent crowd while providing a comfortable and relaxing atmosphere. For those interested in leasing the building, we offer the possibility of leasing all or part of it, depending on their specific needs and requirements. With such a prime location and a versatile space for their business, this building is an excellent investment opportunity for anyone looking to take their business to the next level. Don't miss out on this fantastic opportunity!

### PROPERTY HIGHLIGHTS

- Free Standing Building
- Located On N. Shary Rd.
- Surrounded by Major Retailers : Home Depot, I-Hop, Denny's, HEB.
- Close proximity to Mission Event Center, La Fogata.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$18.00 psf/yr + NNN
<b>CAM</b>	\$4.44 yr
<b>Total Building Size:</b>	5,058 SF
<b>First Floor Size:</b>	±3,025 SF
<b>Second Floor Size:</b>	±2,033 SF
<b>Year Built:</b>	2006
<b>Parking Spaces:</b>	18

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	3,592	28,482	65,537
<b>Total Population</b>	8,043	76,289	183,190
<b>Average HH Income</b>	\$60,893	\$57,687	\$56,430



# AERIAL MAP

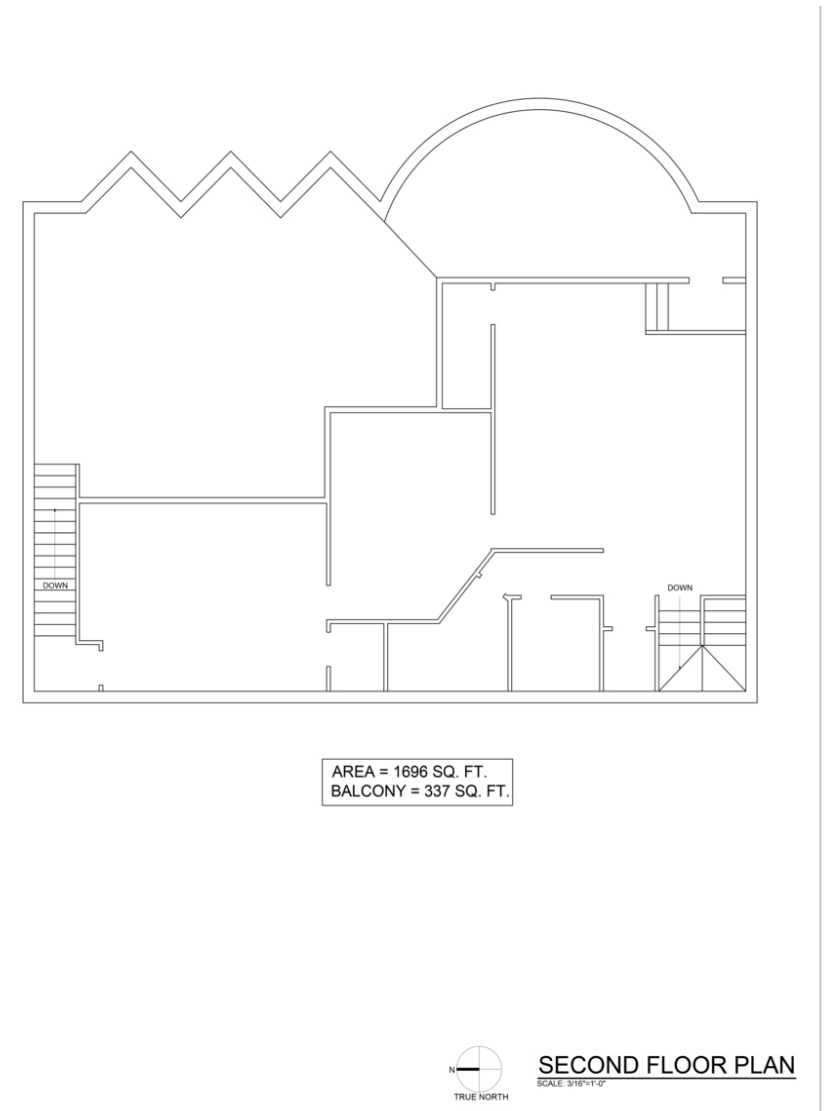
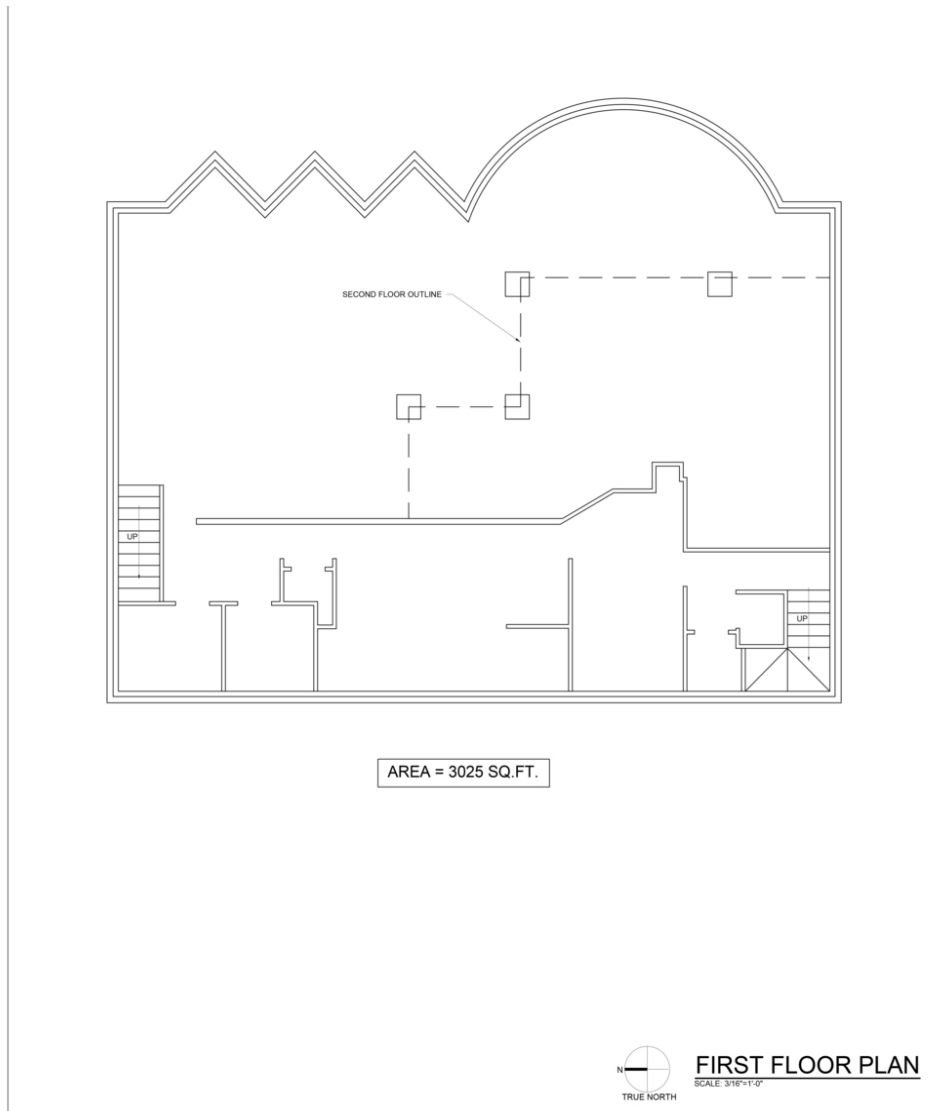
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# FLOOR PLAN

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