



**FOR
LEASE**

Windchase Shopping Center
2033 Airline Rd, Suite G-7, Corpus Christi, TX 78412
2,100 Sq Foot (former hair salon)
Ideal office, showroom or retail location



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Windchase Shopping Center
2033 Airline Road, Suite G-7, Corpus Christi, TX 78412
1,300 or 2,100 Sq Foot For Lease

Location: Windchase Shopping Center is located in Corpus Christi's dynamic South Side at the northwest corner of Airline and Holly Road with quick access to the SPID freeway. It is also across the street from the popular Corpus Christi Athletic Club.

Description: 101,000 square feet concrete tilt-up shopping center built in 1985 on 8.5 acres with 400 parking spaces.

For Lease: Suite G-7; 2,100 sq feet
\$3,100 per month (\$1.48 /sf) No additional CAM charges
Former hair salon. Ideal office, showroom or retail location

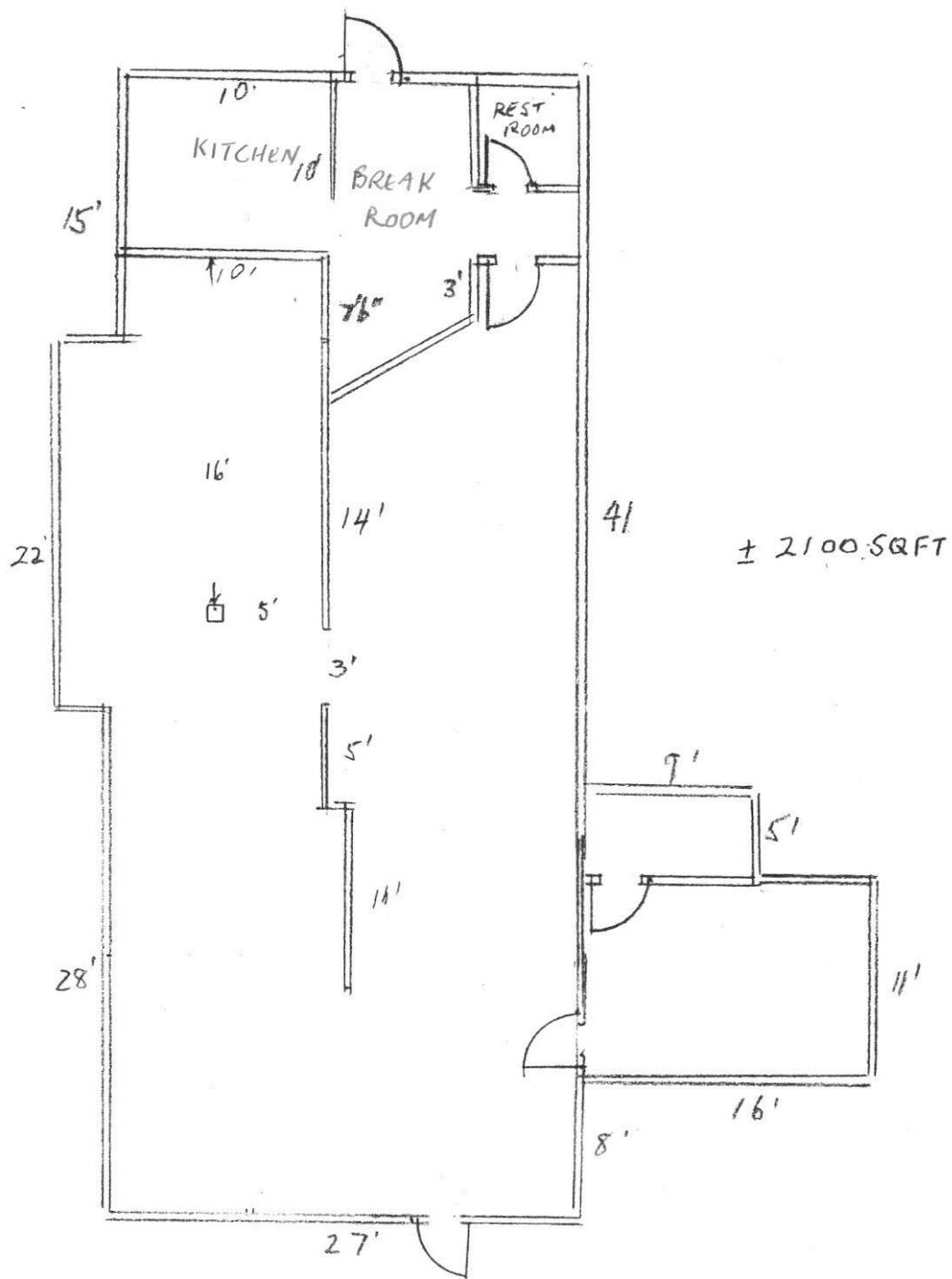
Features: Each Tenant pays for its own power, gas and trash removal
Landlord pays for water and supplies garbage dumpsters
Ample parking for customers, guests and employees
Annual 3% rent increases
Local ownership and management

Neighbors: Kleberg Bank, Bingo, Dentist, Nails, Murdock's, XL Auto Parts, Hong Kong Asian Supermarket, U.S. Coast Guard recruiting, Ninja Ramen, Locksmith, Iron Crypt, Insurance, Barbershop, Mamako Cafe, Special Events by Myrna, Cuba Market, Bake House, Furniture 4 U 2 and Rock-N-Roll Ice Cream.

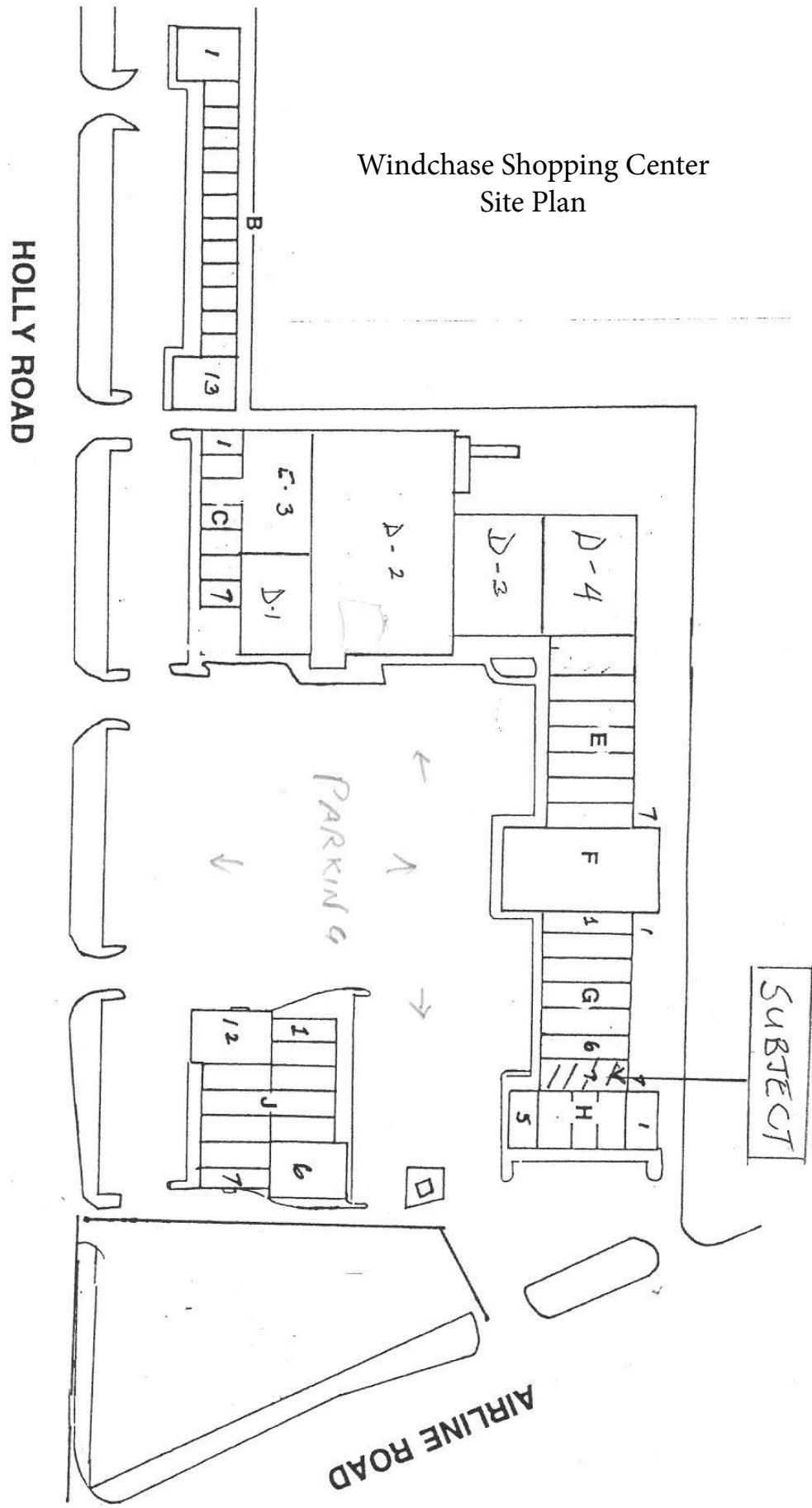
Broker Coop: Encouraged

Corpus Christi: Corpus Christi, Texas is a desirable place to live due to its beautiful beaches, subtropical climate, affordable cost of living, and rich cultural heritage. The city's location on the Gulf of America provides ample opportunities for water sports, swimming, and enjoying fresh seafood. Catering to diverse interests, Corpus Christi, offers a variety of attractions, including the Texas State Aquarium, the USS Lexington Museum and the Selena museum.

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Windchase Shopping Center
Site Plan















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