

# THE SHOPPES AT 2ND

**NOW PRE LEASING**

8221 N 2nd St McAllen, TX 78504



**LEASE RATE: \$26.00 PSF IN-LINE**

**\$30.00 PSF END-CAP**

**NNN: \$6.00**

**Daniel Galvan, SIOR, CCIM**  
(956) 451-2983  
[dgalvan@cbcrgv.com](mailto:dgalvan@cbcrgv.com)

**Michael Pacheco**  
(956) 739-5172  
[mpacheco@cbcrgv.com](mailto:mpacheco@cbcrgv.com)

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COMMERCIAL  
RIO GRANDE VALLEY**

# PROPERTY OVERVIEW

NOW PRE LEASING

8221 N 2nd St Mcallen, TX 78504



## OFFERING SUMMARY

In-Line Rate:	\$26.00 Per Square Foot
End-Cap Rate:	\$30.00 Per Square Foot
NNN:	\$6.00
Lot Size:	3.17 Acre
Zoning:	General Commercial
Market:	Rio Grande Valley
Submarket:	McAllen, TX
VPD:	+/- 27,495 (22)
Zoning:	General Commercial

## PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 8221 N 2nd St, McAllen, TX,. This property offers excellent visibility, making it an ideal choice for businesses seeking a prominent location to attract customers. The well-designed space provides a versatile canvas for creating an inviting and functional business environment. With its prime location and standout features, this property presents an unparalleled opportunity for your business to thrive.

## PROPERTY HIGHLIGHTS

- Excellent Visibility on Trenton Road and Col Rowe Boulevard
- Hard Corner Location
- National Retail nearby - Target, H-E-B, Home Depot, and Best Buy
- Walmart and Target Shadow Anchored

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# ADDITIONAL VIEW

NORTH MCALLEN DEVELOPMENT

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# AERIALS

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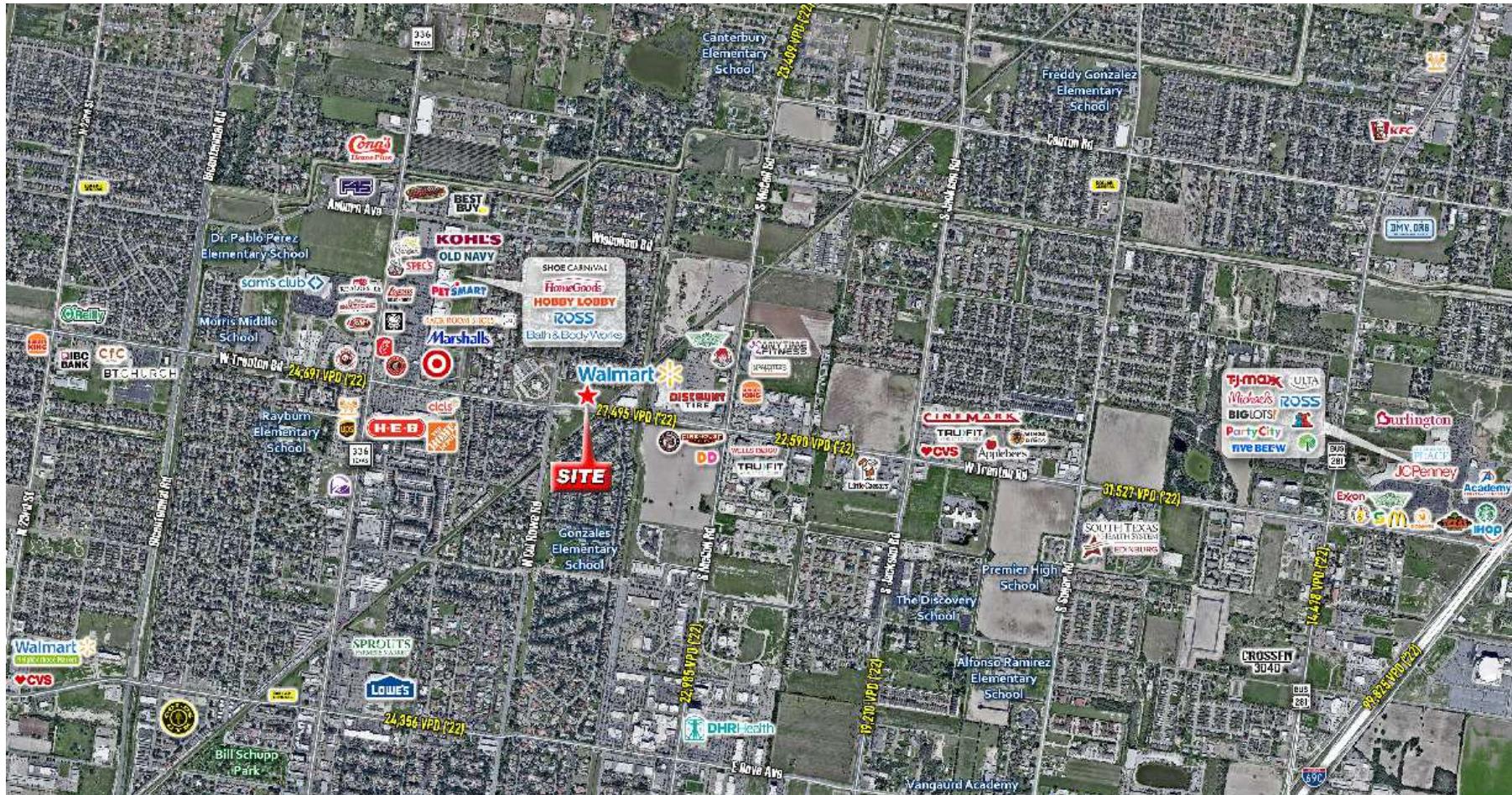


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# AERIAL MAP

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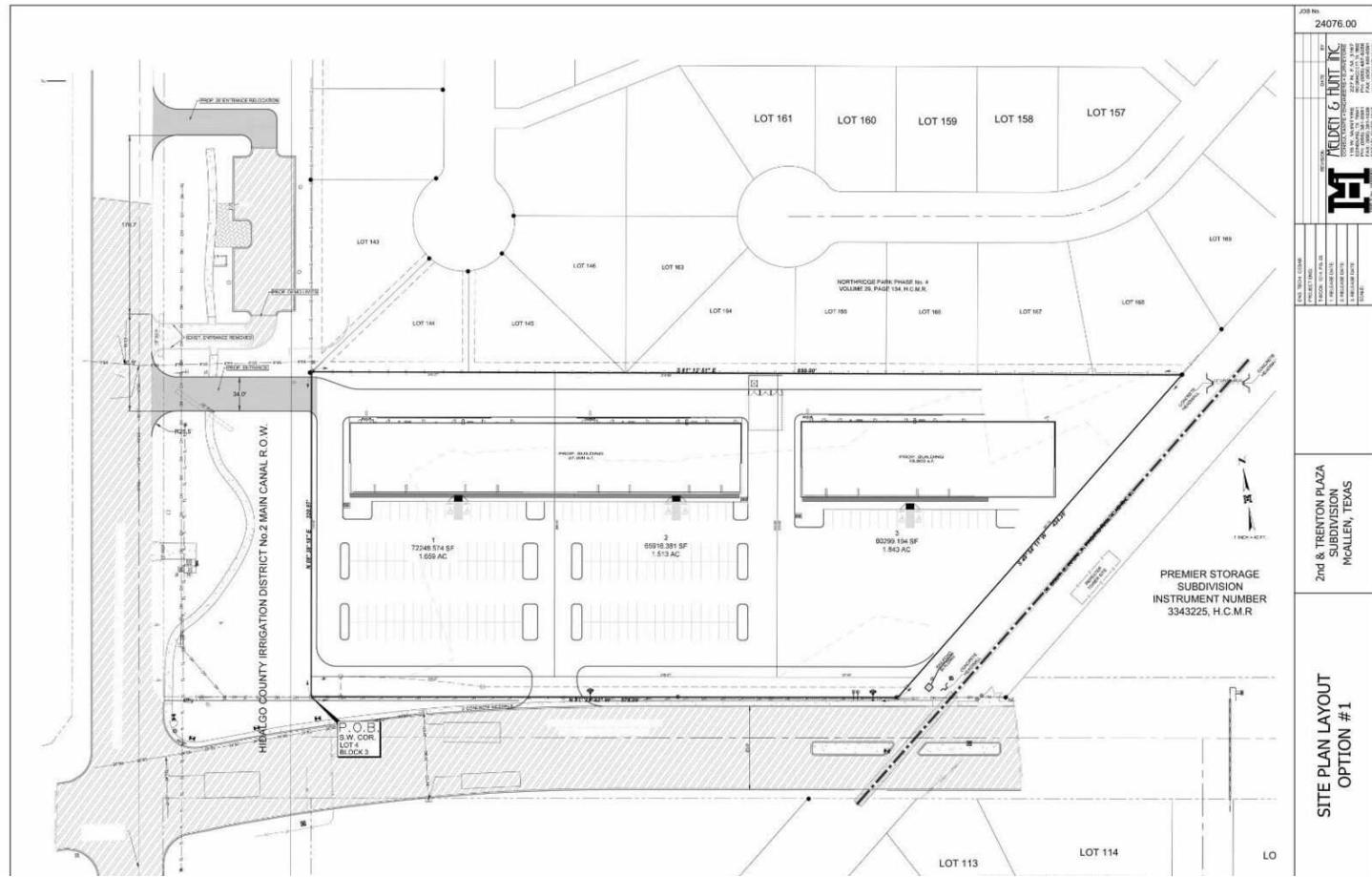


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# SITE PLAN

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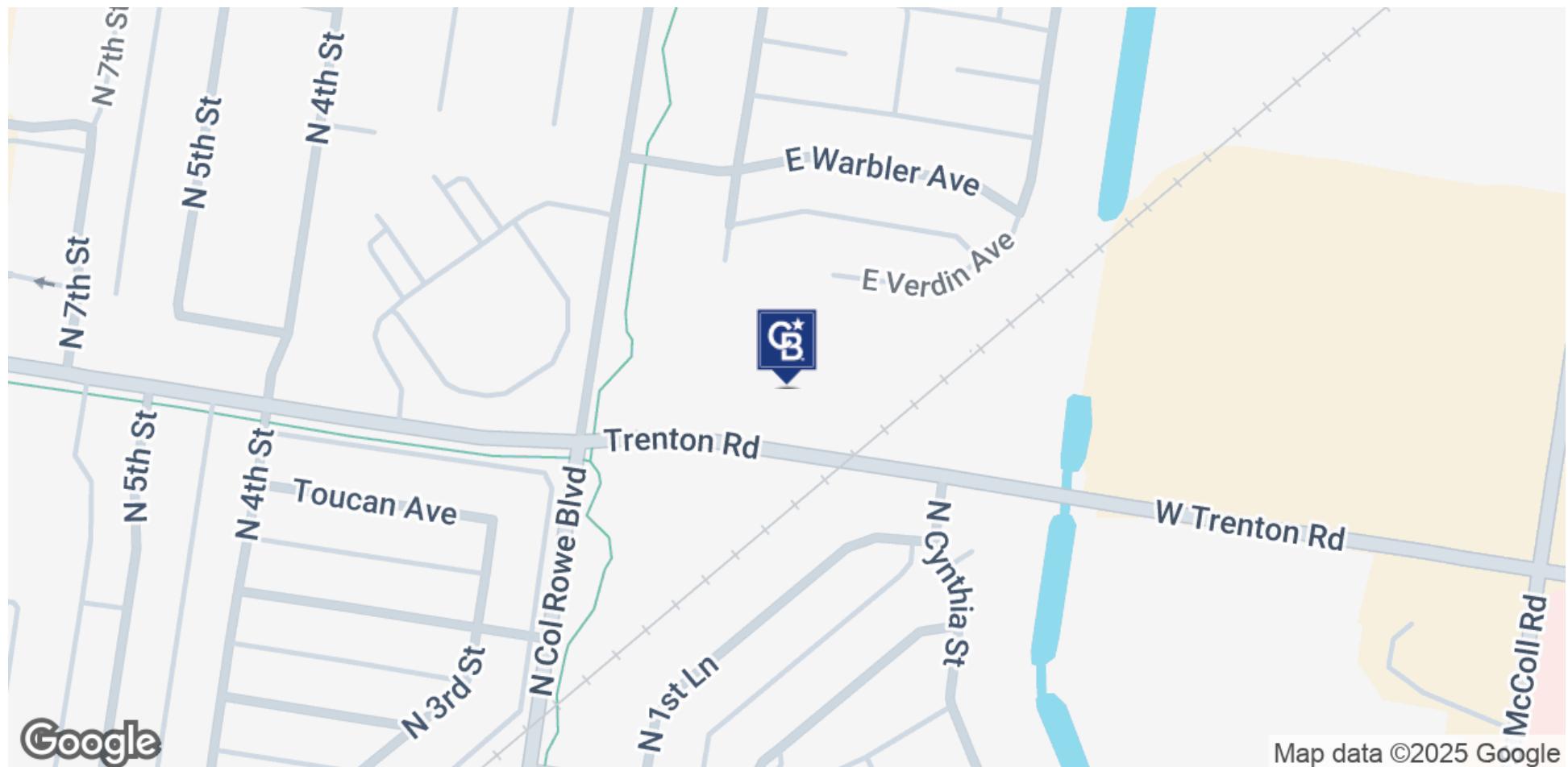
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# MAP

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# DEMOGRAPHICS

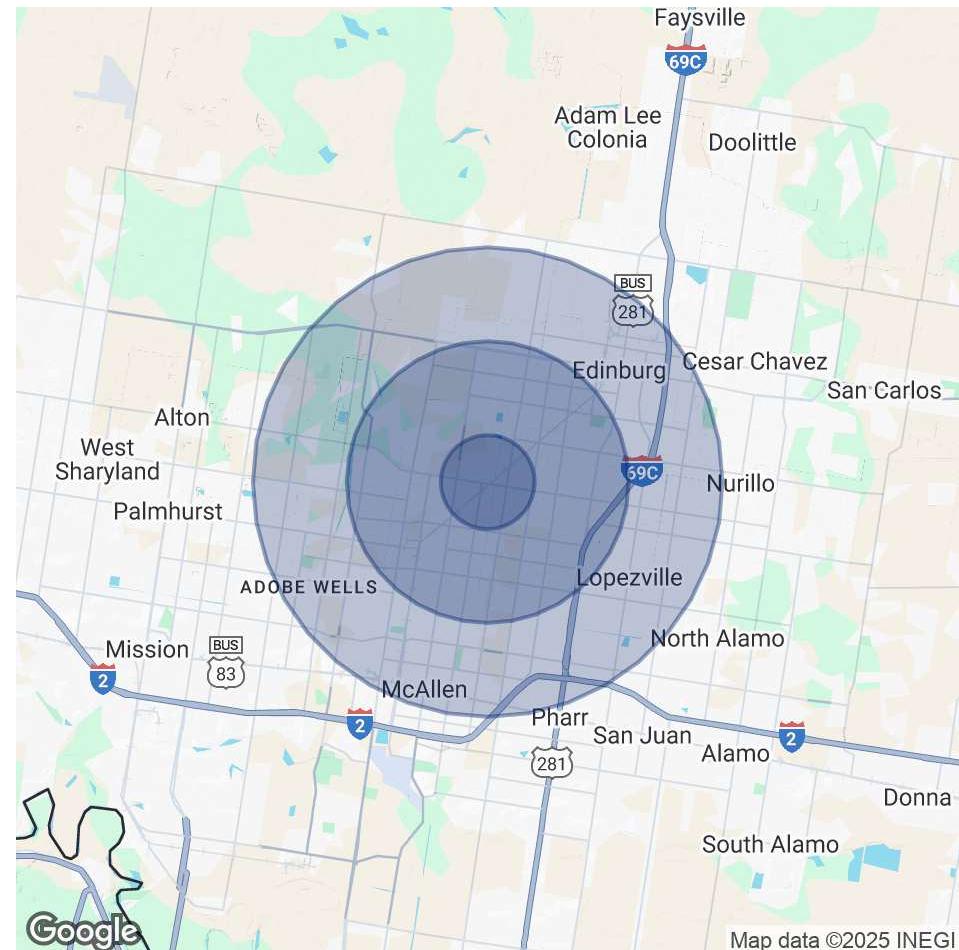
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,028	91,464	234,474
Average Age	39.3	33.4	31.4
Average Age (Male)	27.5	30.8	29.5
Average Age (Female)	44.2	36.6	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,136	33,647	82,177
# of Persons per HH	2.8	2.7	2.9
Average HH Income	\$132,057	\$77,899	\$62,847
Average House Value	\$280,321	\$161,523	\$128,335

2020 American Community Survey (ACS)



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