

CORNERSTONE MEDICAL PARK

2800 W. TRENTON RD

Edinburg, TX 78539



LEASE RATE: \$28/SF ANNUALLY

GREAT FOR MEDICAL OR GENERAL OFFICE

MODERN COMMON AREAS

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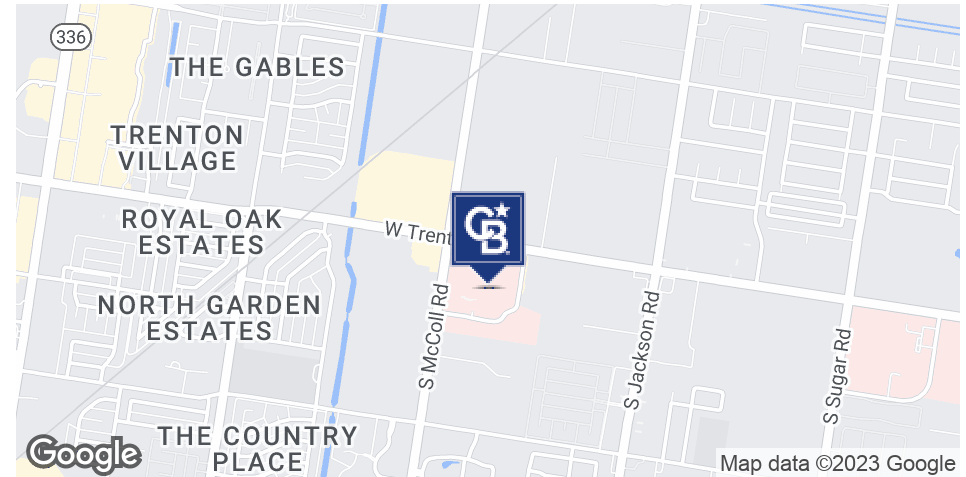
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COMMERCIAL**

RIO
GRANDE VALLEY

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PROPERTY DESCRIPTION

2800 W. Trenton is perfectly located in the South Edinburg/North McAllen area, just inside Edinburg's Medical Corridor. With a location at Cornerstone Medical Park, the building has great proximity to major medical facilities, and fronts one of Edinburg's major, arterial roads. The building has excellent visibility from Trenton Road and McColl Road and is perfect for any medical or general office user.

PROPERTY HIGHLIGHTS

- Conveniently Located
- Flexible Lease Rates
- Proximity to Major, Medical Facilities
- Fully Finished Out Suites Available

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	1,600 - 9,100 SF
Building Size:	60,920 SF
Zoning:	C-3 (General Commercial)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,741	24,183	63,724
Total Population	5,636	72,585	207,555
Average HH Income	\$91,368	\$71,289	\$56,293

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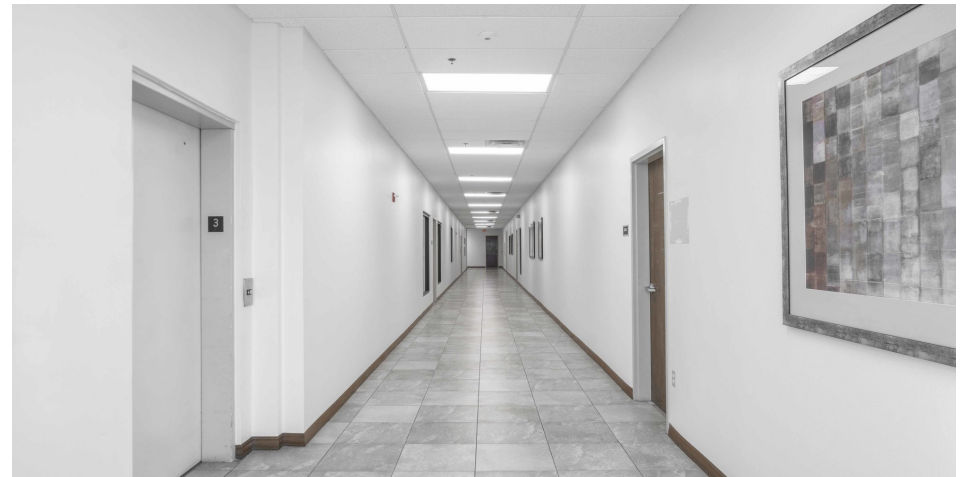


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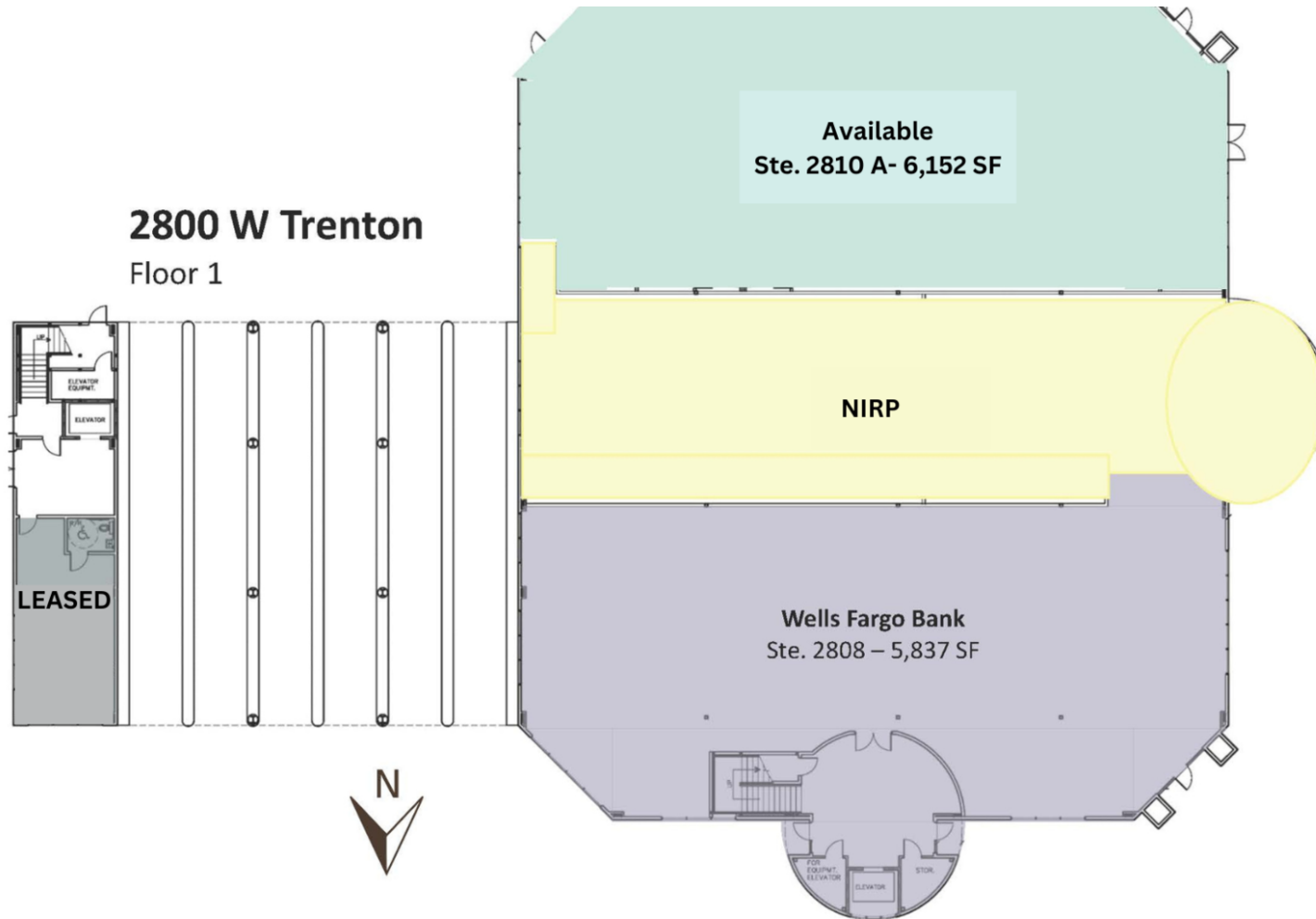


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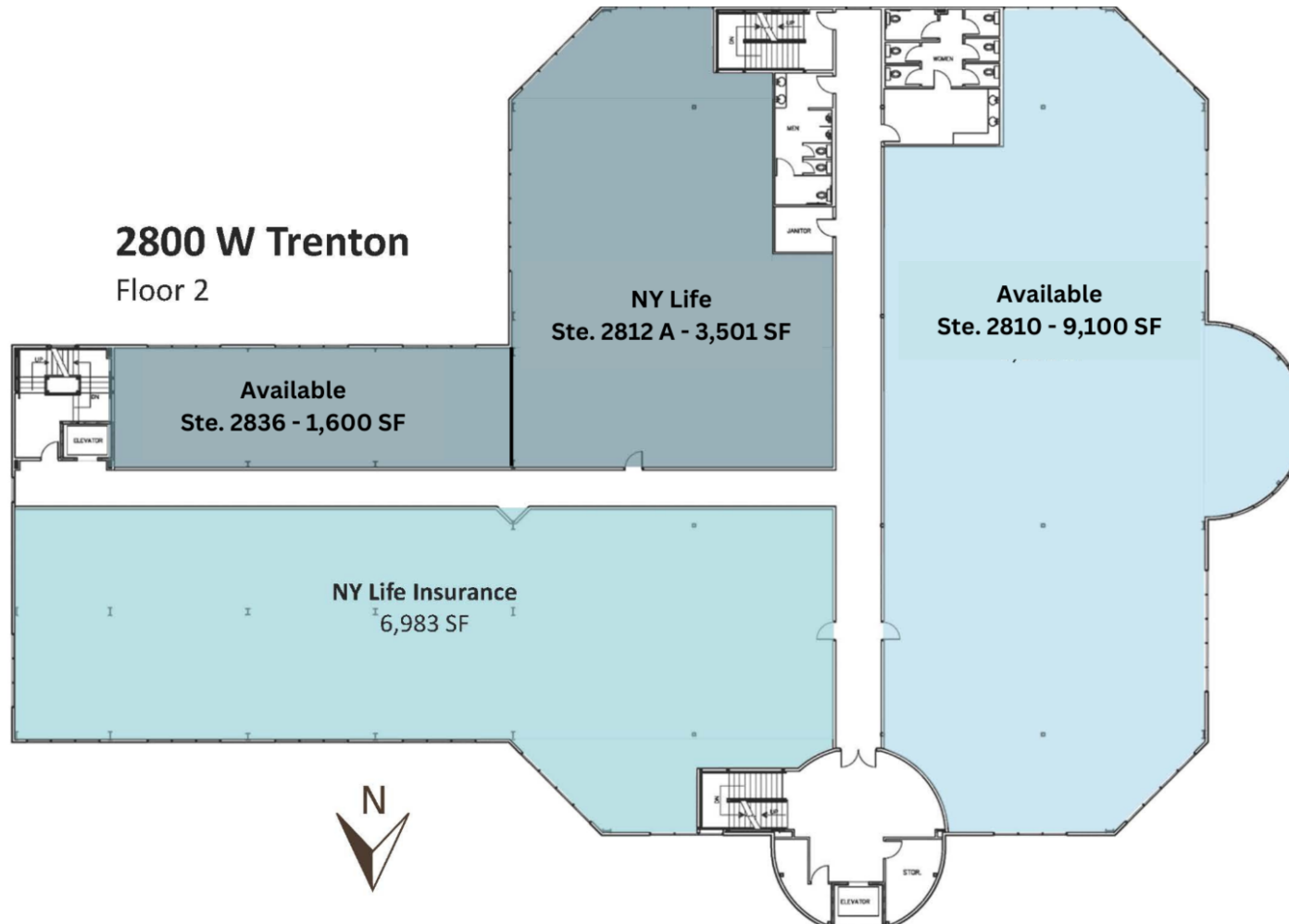
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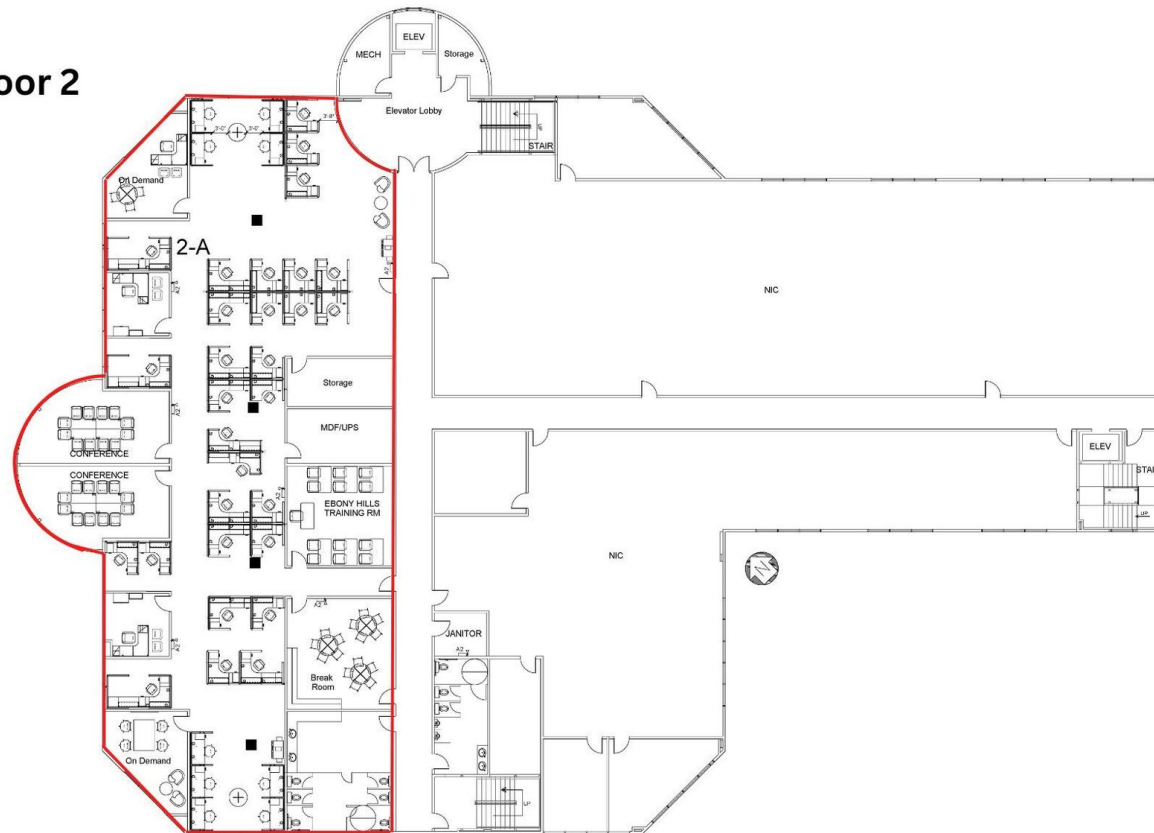
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Floor 2



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 - 9,100 SF	Lease Rate:	\$28.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2810 A	Available	6,152 SF	NNN	\$28.00 SF/yr
2810	Available	9,100 SF	NNN	\$28.00 SF/yr
2836	Available	1,600 SF	NNN	\$28.00 SF/yr

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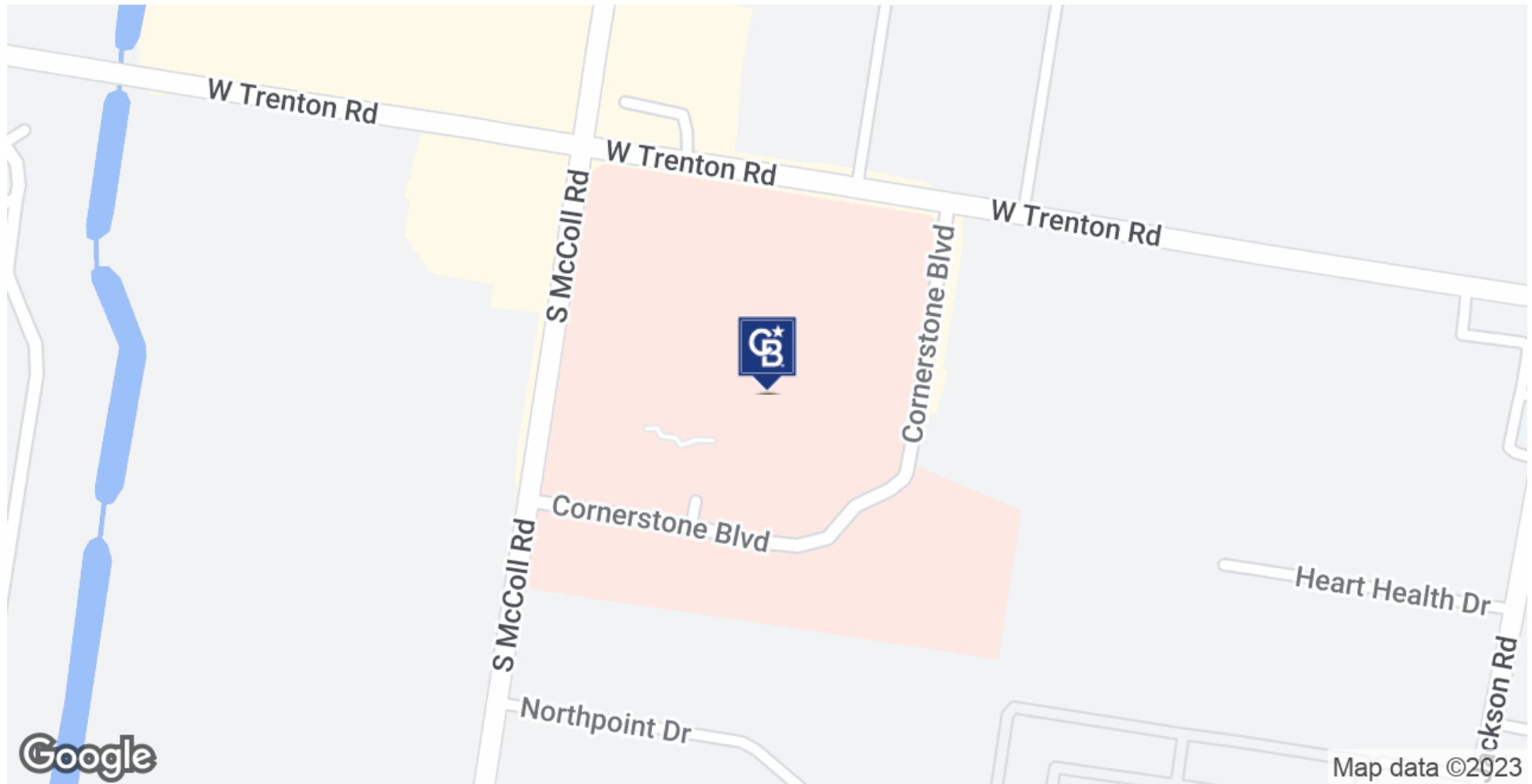


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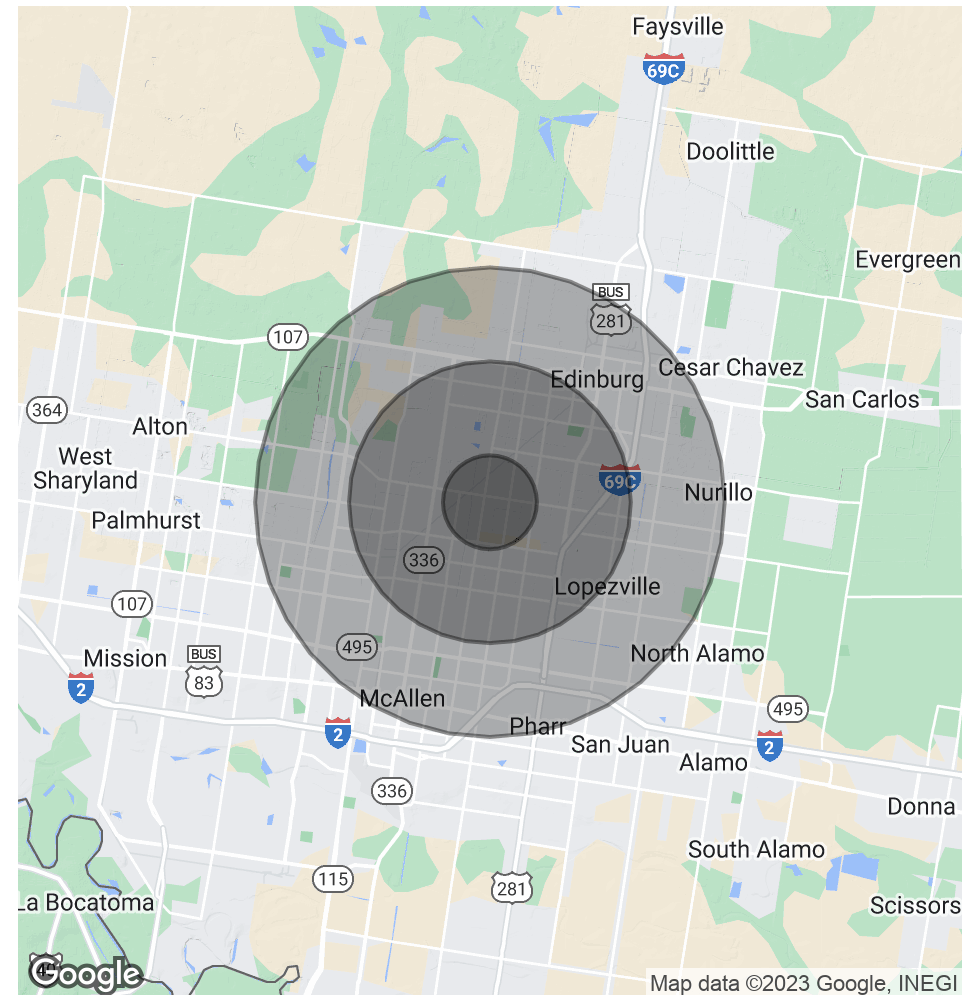
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,636	72,585	207,555
Average Age	32.4	31.3	29.8
Average Age (Male)	32	29.7	28
Average Age (Female)	33.1	33	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,741	24,183	63,724
# of Persons per HH	3.2	3	3.3
Average HH Income	\$91,368	\$71,289	\$56,293
Average House Value	\$184,461	\$142,500	\$113,730

* Demographic data derived from 2020 ACS - US Census



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