

# STONE OAK PLAZA

FOR LEASE



**Daniel Galvan, SIOR, CCIM**  
956 451 2983  
dgalvan@cbcworldwide.com

**Rosie Martinez**  
956 600 1579  
rosie.martinez@cbcworldwide.com

**Eric Lede**  
956 223 0586  
eric.lede@cbcworldwide.com

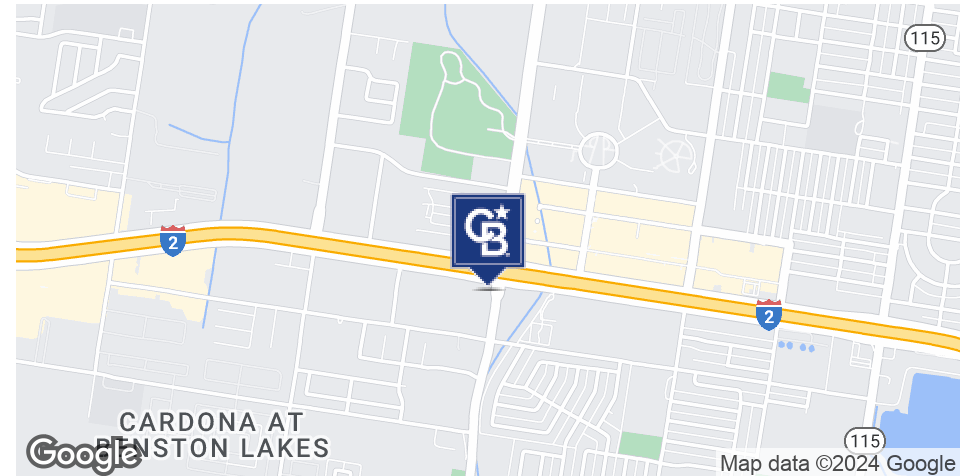


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**COMMERCIAL**  
**RIO GRANDE VALLEY**

# PROPERTY SUMMARY

**3701 W. EXPRESSWAY 83**

McAllen, TX 78503



## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr
NNN:	\$7.92 SF/yr
Building Size:	9,236 SF
Available SF:	3,000 SF
Market:	Rio Grande Valley
Submarket:	McAllen
VPD:	+/- 31,070 (22)

## PROPERTY OVERVIEW

Stone Oak Plaza is located in one of McAllen, TX's busiest retail districts allowing for extremely high traffic area with great visibility. The site enjoys easy access and is surrounded by dense retail development. The shopping center has excellent proximity to major, arterial roads allowing for easy access to I-2.

## PROPERTY HIGHLIGHTS

- Proximity to National Retailers
- Heavy Traffic Area
- Excellent Visibility
- Expressway Frontage

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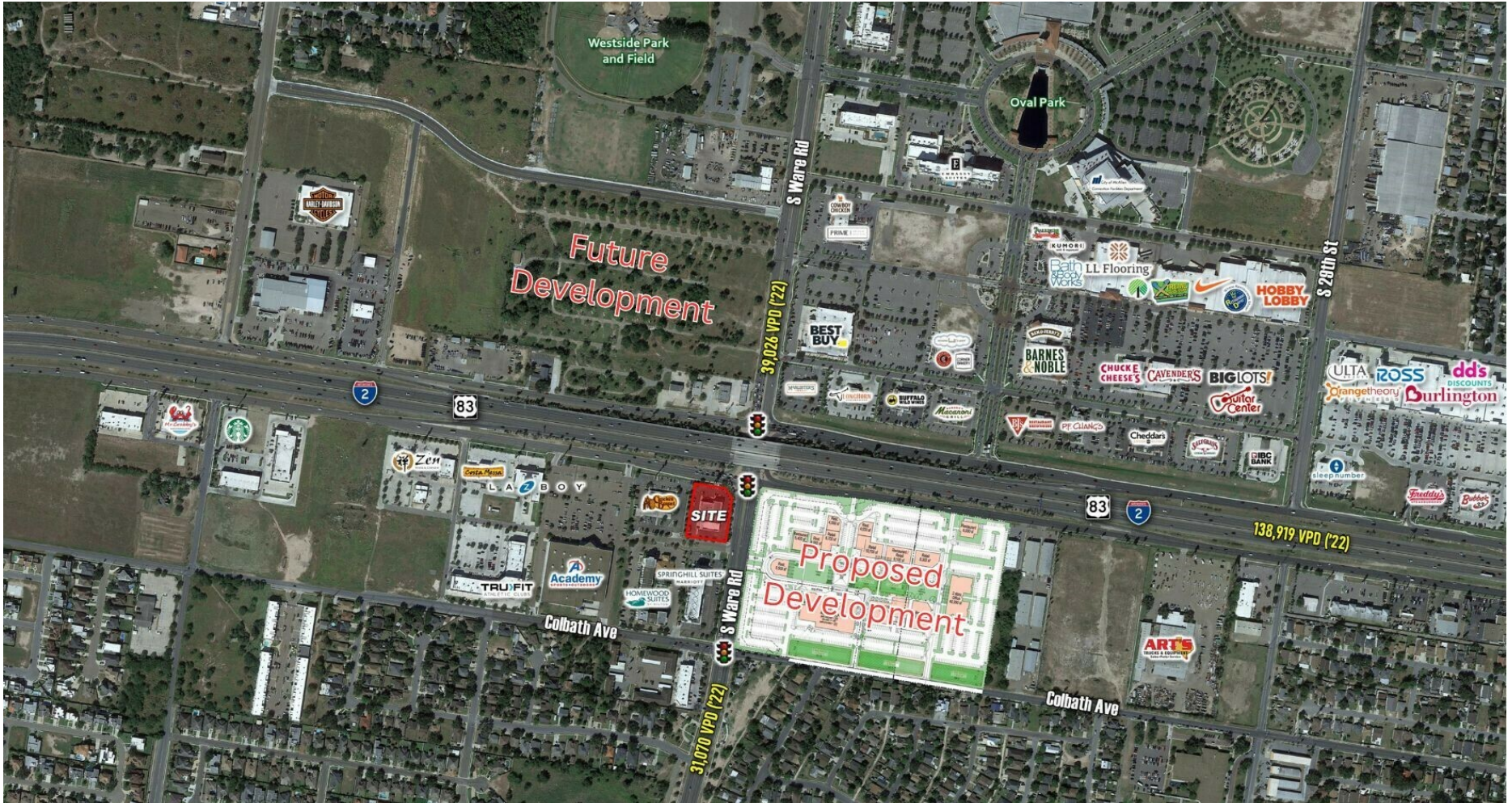
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# AERIAL

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# WIDE SCOPE AERIAL

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# MAP LOCATION

## STONE OAK PLAZA

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# DEMOGRAPHICS

## STONE OAK PLAZA

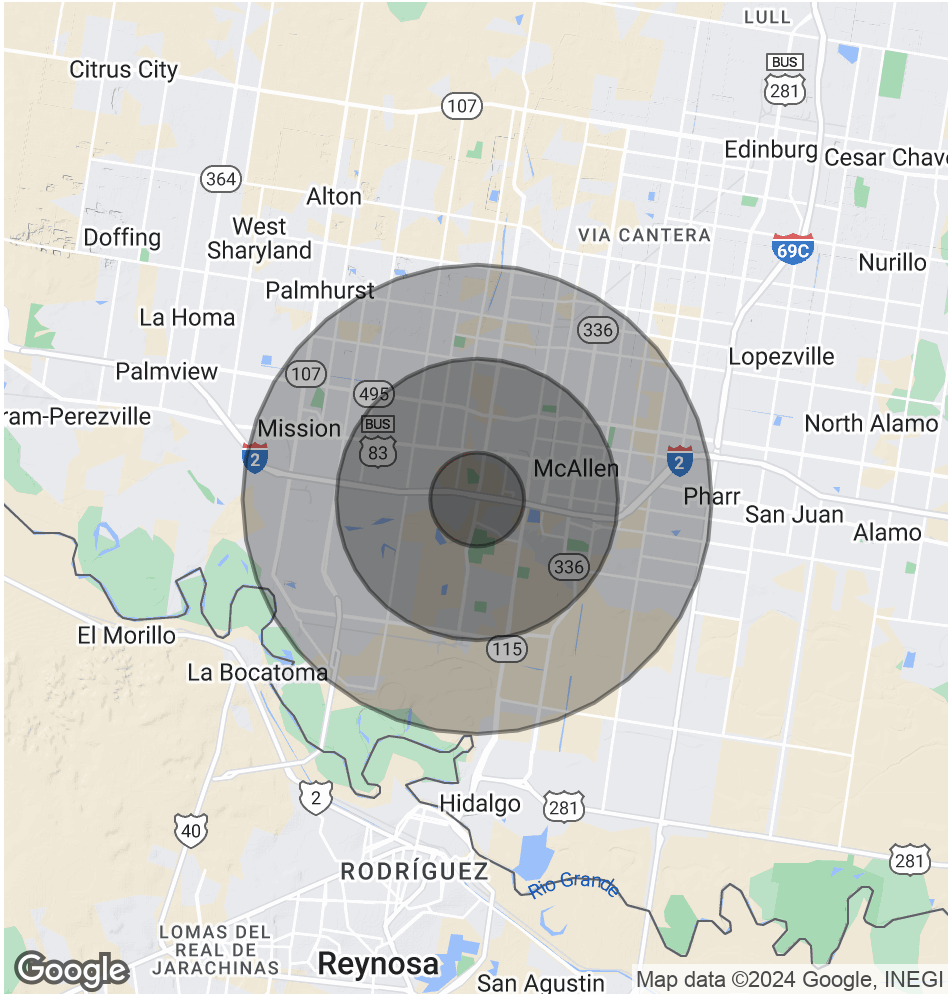
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,196	69,322	172,174
Average Age	29.8	33.4	32.3
Average Age (Male)	28.1	31.6	30.9
Average Age (Female)	31.5	35	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,896	21,522	54,091
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$35,421	\$48,203	\$54,825
Average House Value	\$60,033	\$123,753	\$141,114

\* Demographic data derived from 2020 ACS - US Census



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