

NORTH GRANT PLAZA

107-A N GRANT STREET

Roma, TX 78584



LEASE RATE: \$15/SQ FT/YR
LEASE TYPE: Gross
SPACE AVAILABLE: 10,414 SQ FT

Tristan Flores
956 720 2798
tristan.flores@cbcworldwide.com

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



COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

LEASE

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Roma, TX 78584



PROPERTY DESCRIPTION

Unlock the potential of your business with this exclusive opportunity in the heart of downtown Roma, Texas. This property is strategically located to provide opportunity for retail businesses to thrive while being surrounded by a wealth of amenities and a bustling urban atmosphere. Enjoy expansive interiors with flexible layouts, allowing you to customize the space to suite the unique needs of your retail business. Position your entity for success with high foot traffic from nearby attractions, ensuring a steady flow of potential customers.

PROPERTY HIGHLIGHTS

- DOWNTOWN AREA
- NEARBY AMENITIES
- BUILD TO SUIT

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross)
Available SF:	10,414 SF
Building Size:	19,024 SF
Max contiguous:	10,414 SF
Minimum:	2,870 SF
Tenant Improvement:	Negotiable
Term:	Negotiable

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AERIAL

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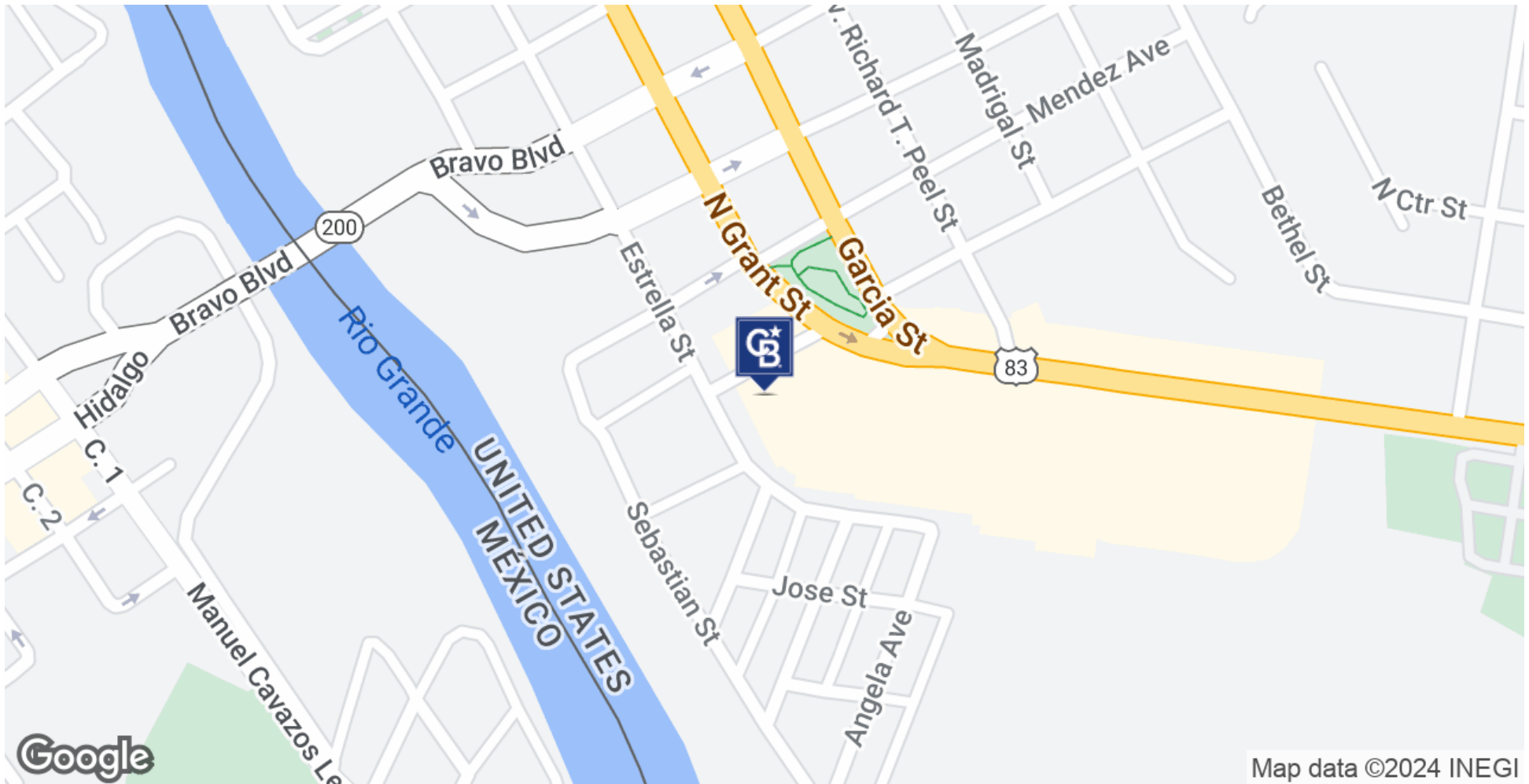


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STREET MAP VIEW

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DEMOGRAPHICS

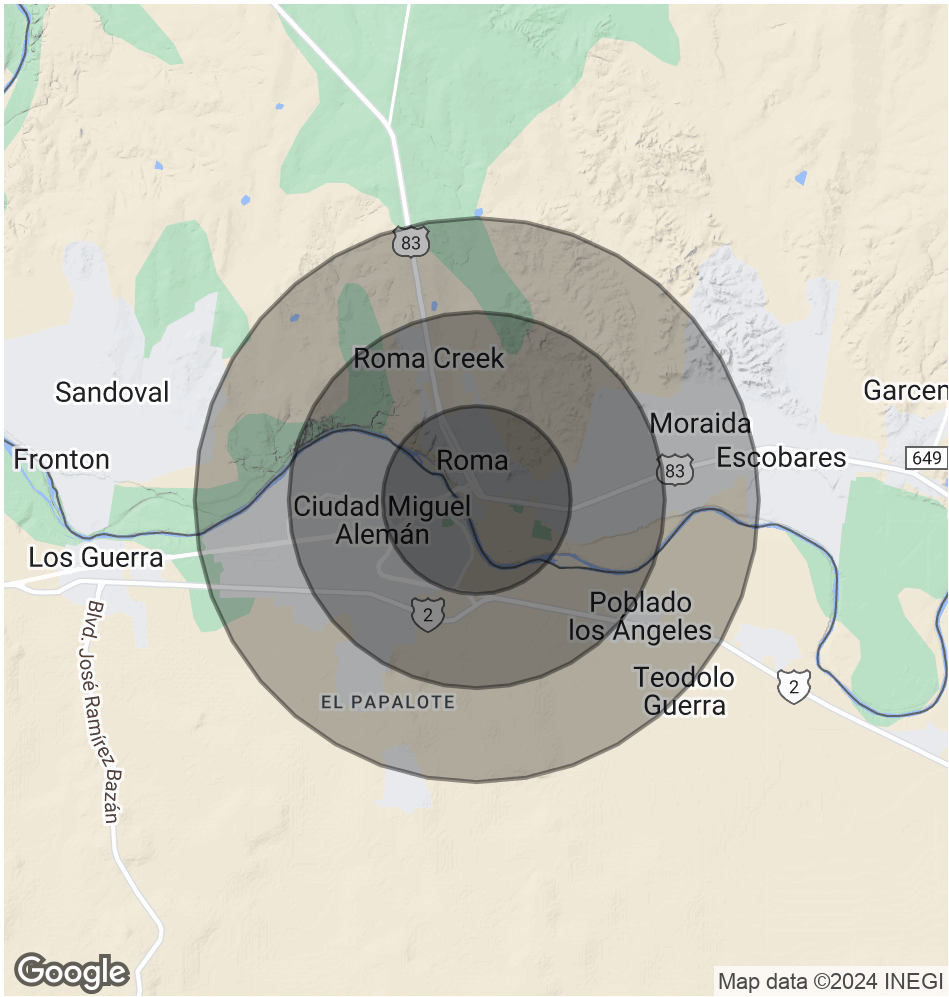
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,391	10,431	14,367
Average Age	36.9	31.4	30.4
Average Age (Male)	32.6	29.9	29
Average Age (Female)	41.2	34.1	32.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,576	3,320	4,485
# of Persons per HH	2.8	3.1	3.2
Average HH Income	\$22,649	\$26,542	\$27,956
Average House Value	\$66,995	\$72,700	\$72,972

* Demographic data derived from 2020 ACS - US Census



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