



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FAIRWAY PLAZA

2201 S. 10th Street
McAllen, TX 78501

AVAILABLE SPACE
2,448 - 7,344 SF

LEASE RATE
\$28.00 PSF/YR + NNN



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COLDWELL BANKER COMMERCIAL
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FOR LEASE

CBCWORLDWIDE.COM



FAIRWAY PLAZA

2201 S. 10th Street, McAllen, TX 78501

LEASE



OFFERING SUMMARY

Available SF: 7,344 SF

Minimum Divisible: 2,448 SF

Max Contiguous: 7,344 SF

Lease Rate: \$28.00 PSF/ YR

NNN: \$6.00

CBCWORLDWIDE.COM

PROPERTY OVERVIEW

This new construction strip center is located in one of McAllen, TX busiest retail districts. This multi-tenant strip center sits directly across from the La Plaza Mall, one of Simon Properties highest grossing malls, and has excellent Expressway proximity. The site also has proximity to Entertainment, Shopping, and Dining. The exposure from La Plaza Mall provides this premier strip center with excellent exposure and makes it ideal for retail and professional service users.

PROPERTY HIGHLIGHTS

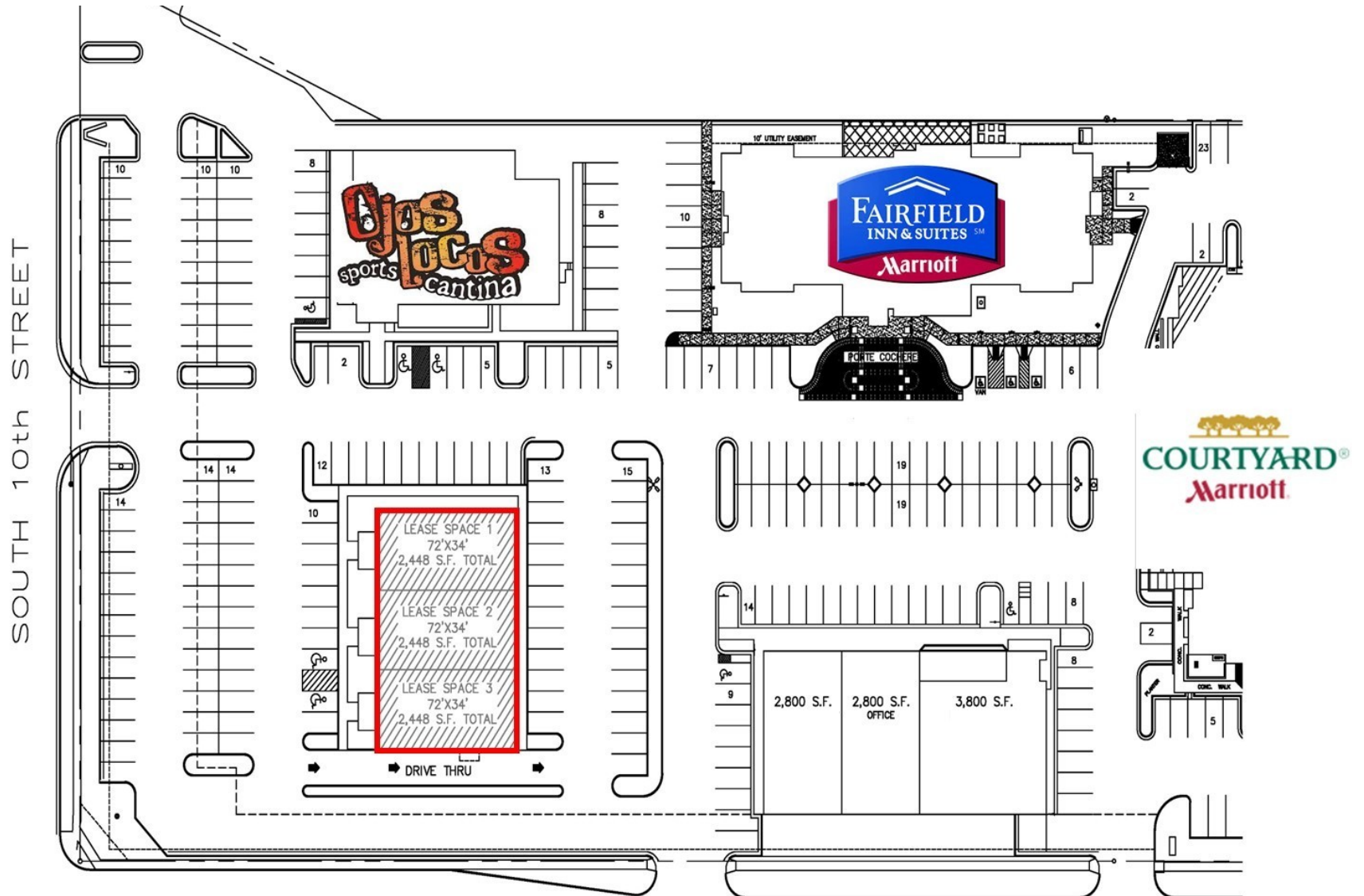
- Easy Access from Interstate 2
- Proximity to Shopping, Dining and Entertainment
- Directly across from La Plaza Mall
- Proximity to McAllen Miller International Airport
- Hard Corner Location
- Drive Thru Space Available



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,722	170,152	476,207
Average age	36.3	31.6	29.8
Average age (Male)	34.7	29.8	28.2
Average age (Female)	37.6	33.4	31.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,345	53,382	138,987
# of persons per HH	2.8	3.2	3.4
Average HH income	\$56,122	\$50,953	\$51,777
Average house value	\$254,943	\$118,584	\$112,181

* Demographic data derived from 2010 US Census

