

CONCORD PLAZA

LEASE SPACE AVAILABLE

1601 W. Trenton Road Edinburg, TX 78539



LEASE RATE

\$18.00 - 24.00 SF/YR

NNN:

\$7.00 PSF/YR

Daniel Galvan, SIOR, CCIM

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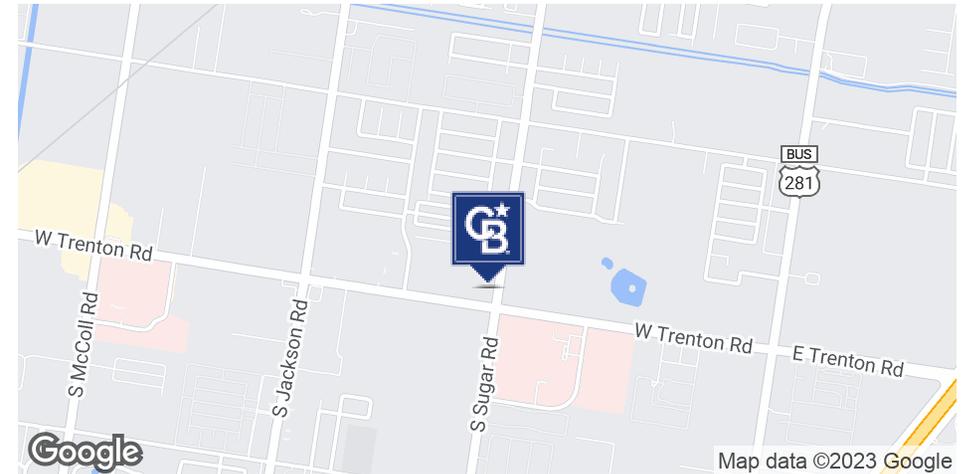
**COLDWELL BANKER
COMMERCIAL**

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OFFERING SUMMARY

| | |
|------------------|-----------------------|
| Lease Rate: | \$18.00 - 24.00 SF/yr |
| NNN: | \$7.00 PSF/yr |
| Available Space: | 900-2,786 SF |
| Building Size: | 48,194 SF |
| Traffic Counts: | 23,000 +/- VPD |
| Lot Size: | 4.37 Acres |
| Market: | Rio Grande Valley |
| Submarket: | Edinburg |

PROPERTY OVERVIEW

The retail center is situated on the hard corner of Trenton Rd. and Sugar Rd in Edinburg, TX. Strong retail corridor with heavy traffic and great visibility. This trade area benefits from a high concentration of major hospitals and medical offices in the area, which creates a strong daytime population.

PROPERTY HIGHLIGHTS

- Signalized hard corner with great visibility
- High traffic counts
- Great tenant mix
- Multiple major hospitals in the area
- Strong daytime population
- Large shared digital sign

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AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | DESCRIPTION |
|---------------------------|-----------|-------------|-------------|
| 1601 W. Trenton Rd Ste G | Available | 1,887 SF | Available |
| 4113 S. Sugar Road Ste 6 | Available | 900 SF | Available |
| 4113 N. Sugar Road Ste 8 | Available | 900 SF | Available |
| 4113 S. Sugar Road Ste 18 | Available | 800 SF | Available |
| Business Office Suites | Available | 66 - 144 SF | Available |

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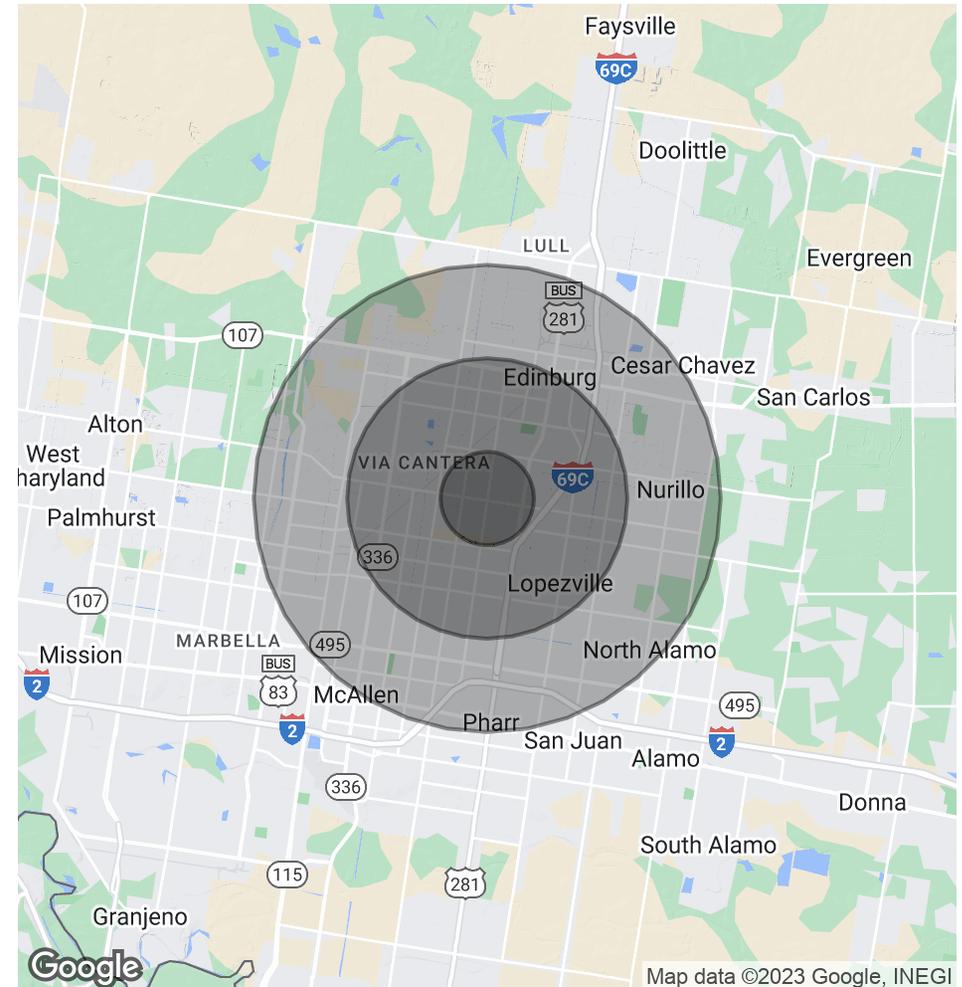
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,271 | 87,377 | 241,374 |
| Average Age | 37.4 | 31.8 | 31.2 |
| Average Age (Male) | 33.7 | 30.2 | 29.4 |
| Average Age (Female) | 39.8 | 34.4 | 33.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,294 | 31,582 | 83,532 |
| # of Persons per HH | 2.8 | 2.8 | 2.9 |
| Average HH Income | \$85,046 | \$73,134 | \$61,259 |
| Average House Value | \$165,945 | \$151,676 | \$123,817 |

* Demographic data derived from 2020 ACS - US Census



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