

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**
RIO
GRANDE VALLEY

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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)
1601 W. Trenton Rd Ste H	Available	1,842 SF
1601 W. Trenton Rd Ste C	Available	2,786 SF
4113 S. Sugar Road Ste 1	Available	1,350 SF
4113 S. Sugar Road Ste 4	Available	900 SF
4113 S. Sugar Road Ste 8	Available	900 SF

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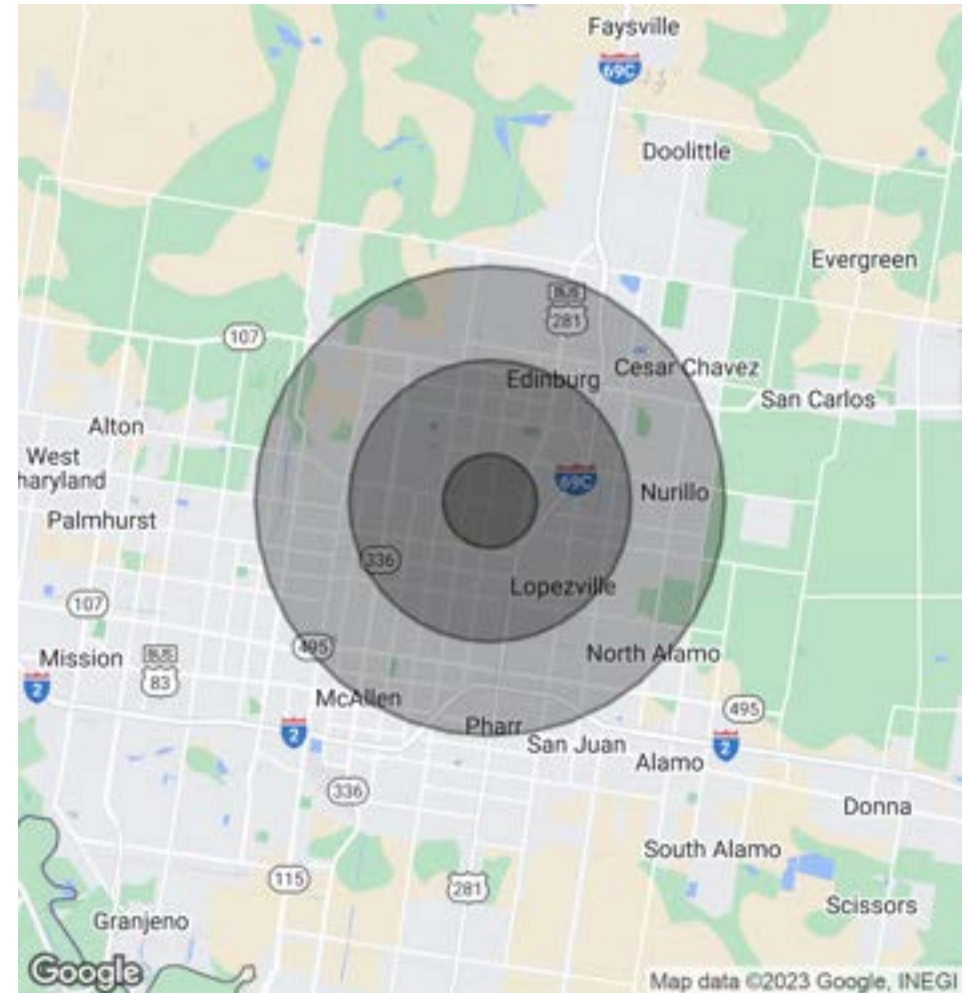
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,271	87,377	241,374
Average Age	37.4	31.8	31.2
Average Age (Male)	33.7	30.2	29.4
Average Age (Female)	39.8	34.4	33.3

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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