

WEST UNIVERSITY PLAZA

1900 WEST UNIVERSITY DRIVE

Edinburg, TX 78539



LEASE RATE

\$24.00 SF/yr

Benny Dominguez

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

West University Plaza is positioned within one of the strongest retail trade areas of Edinburg. High-traffic area shadow anchored by Walmart Supercenter. A good mix of co-tenants which include, retail shops, a bakery, an Asian restaurant, and a medical clinic.

PROPERTY HIGHLIGHTS

- Great visibility and access
- High traffic counts
- Strong daytime population
- Dense retail trade area
- Dense population

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
NNN:	\$5.00 SF/yr
Number of Units:	8
Available SF:	1,250 SF
Building Size:	15,950 SF
Space Condition	2nd Gen Restaurant Space

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AERIAL

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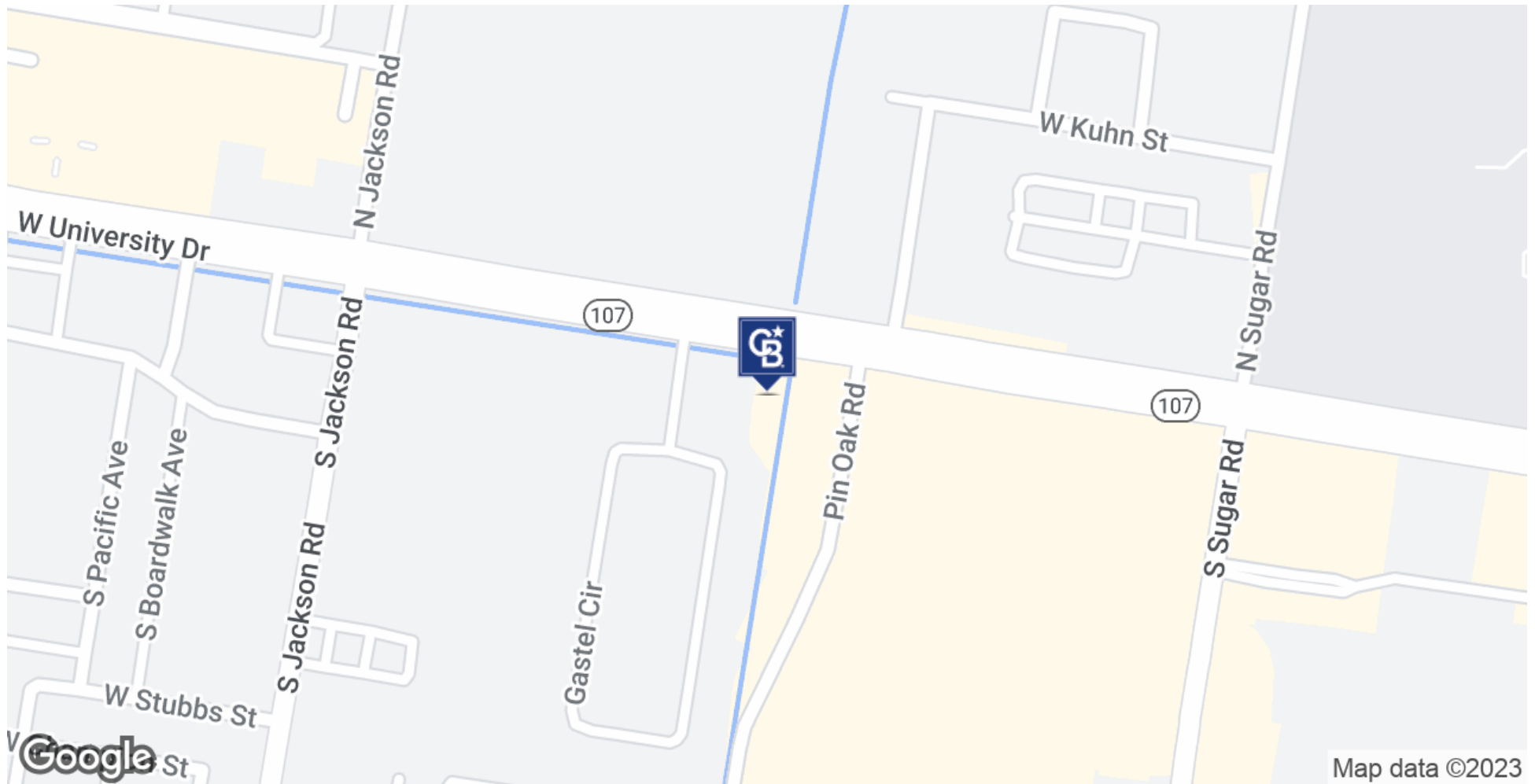
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MAP

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DEMOGRAPHICS

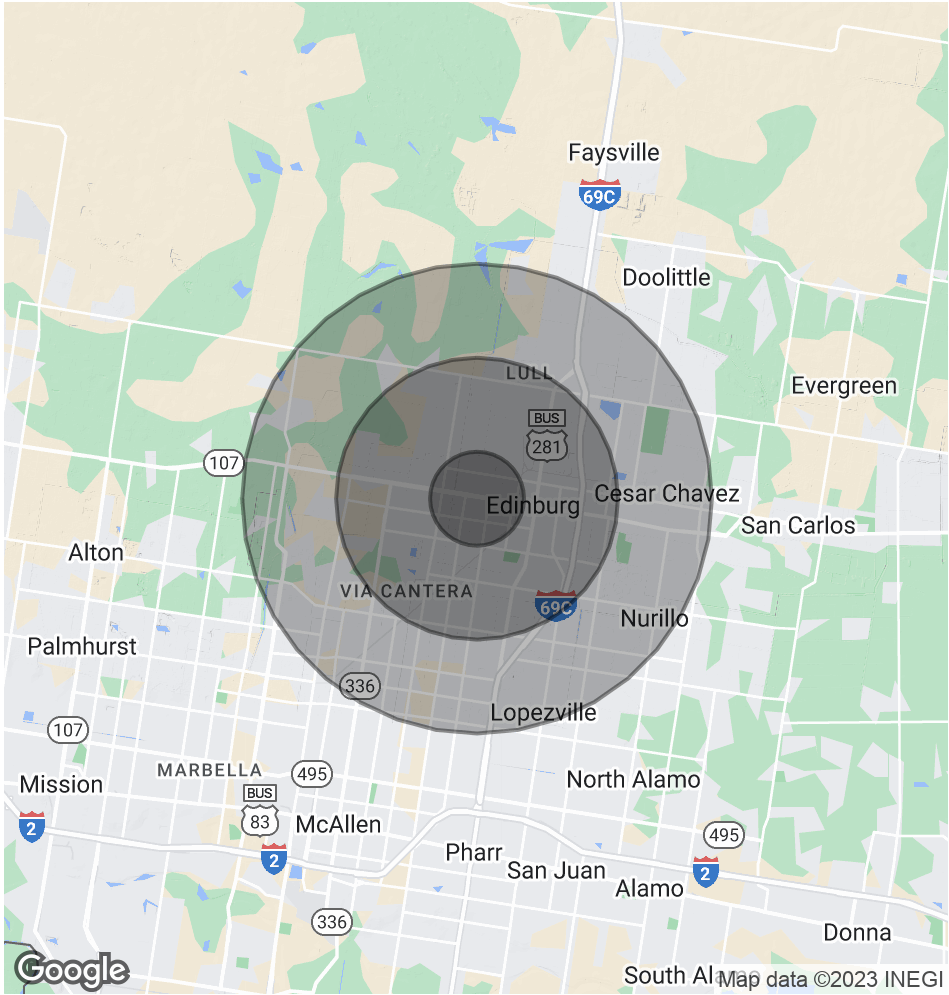
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,363	72,401	154,773
Average Age	30.4	31.1	30.6
Average Age (Male)	31.4	30	29.2
Average Age (Female)	31.9	33.1	33

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,260	26,271	53,530
# of Persons per HH	2.1	2.8	2.9
Average HH Income	\$43,230	\$62,916	\$68,238
Average House Value	\$63,205	\$125,149	\$138,352

* Demographic data derived from 2020 ACS - US Census



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