

TWENTY SEVENTEEN SOUTH TENTH PLAZA

RETAIL LEASE SPACE

McAllen, TX 78503



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**COLDWELL BANKER
COMMERCIAL**
RIO
GRANDE VALLEY

PROPERTY SUMMARY

2017 S. 10TH STREET
2017 S. 10th Street, McAllen, TX 78503



PROPERTY DESCRIPTION

Twenty Seventeen South 10th Street Plaza 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. Proximity to Entertainment, Shopping, and Dining provides this premier strip center with excellent exposure and makes it ideal for retail and professional service users.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- Proximity to Shopping, Entertainment, and Dining
- McAllen Miller International Airport

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
NNN:	\$6.75/YR
Available SF:	3,267 - 4,300 SF
Building Size:	22,000 SF
Zoning:	CO

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,607	19,736	54,784
Total Population	4,476	61,971	174,571
Average HH Income	\$51,707	\$46,377	\$51,424

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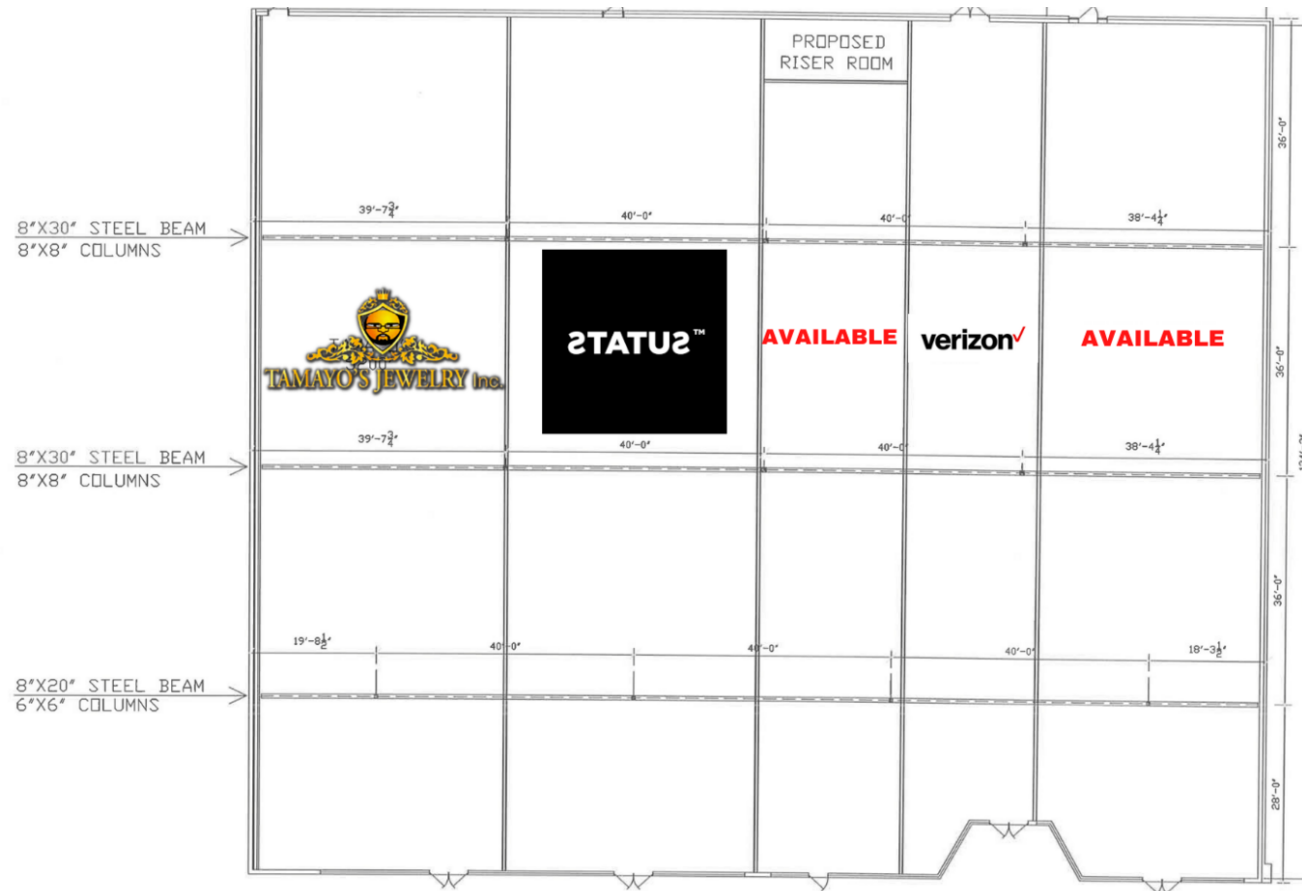


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LAYOUT

2017 S. 10TH STREET

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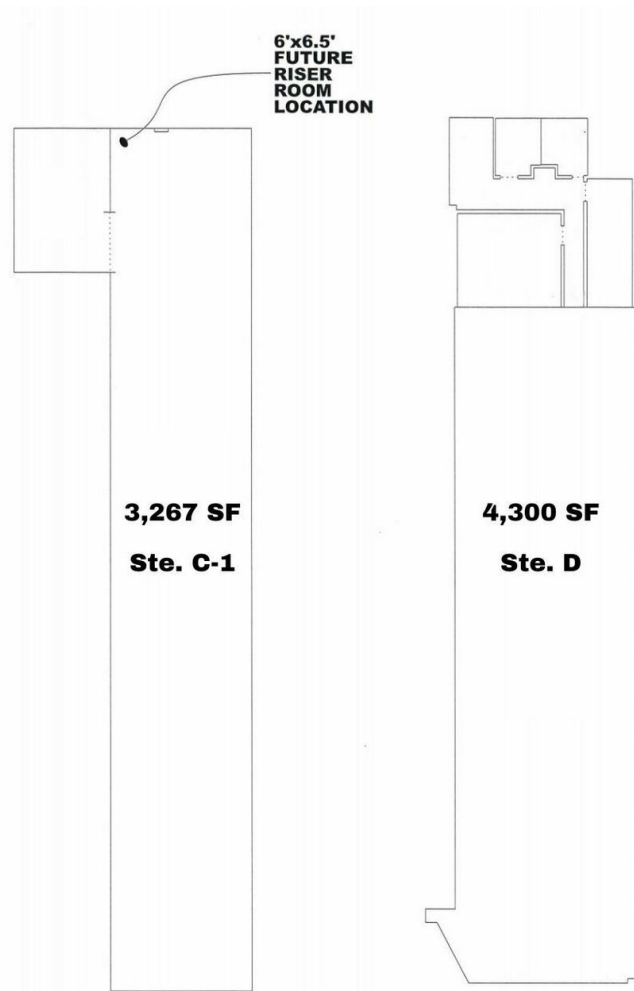


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FLOOR PLAN

2017 S. 10TH STREET

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AERIAL

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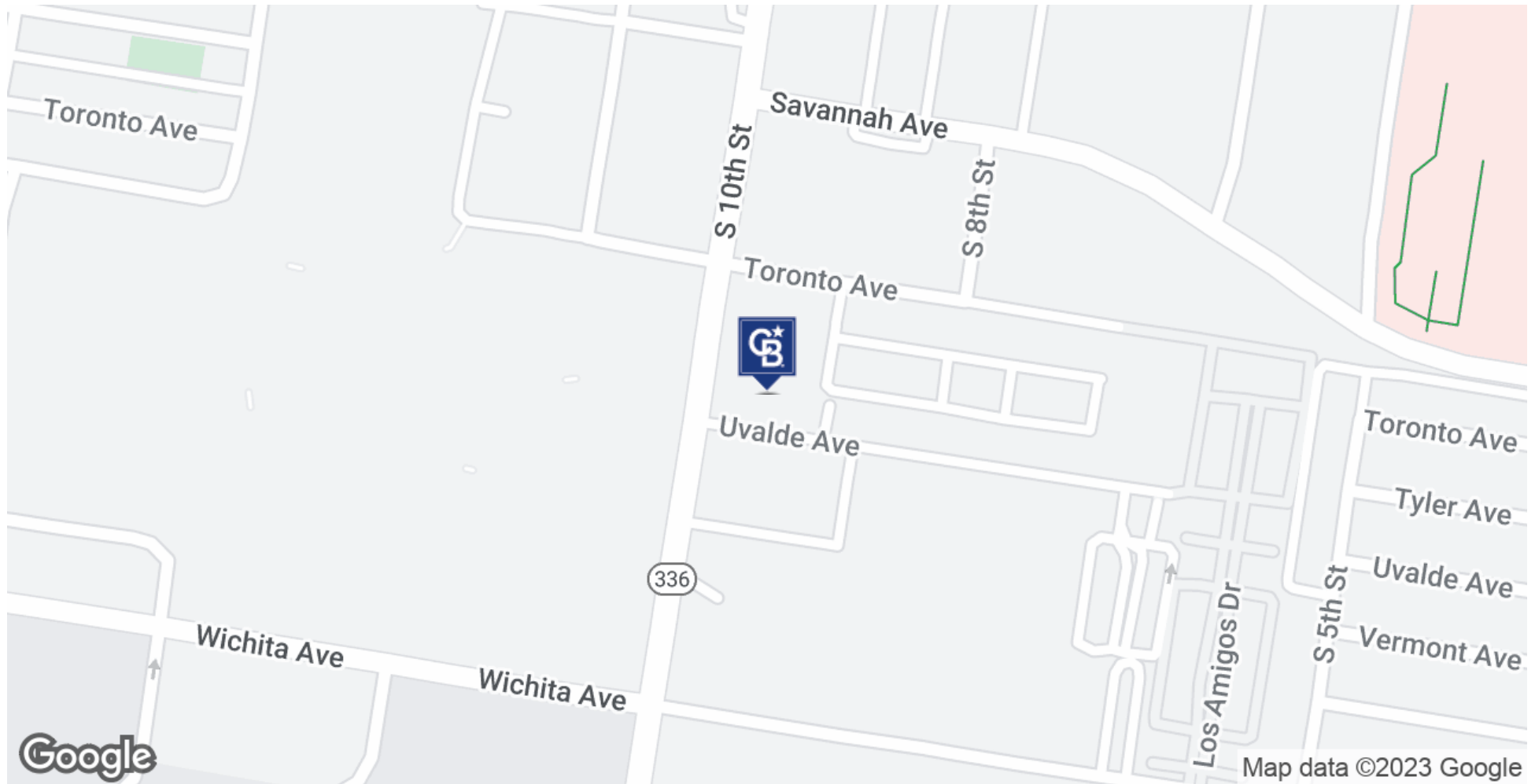
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LOCATION MAP

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DEMOGRAPHICS

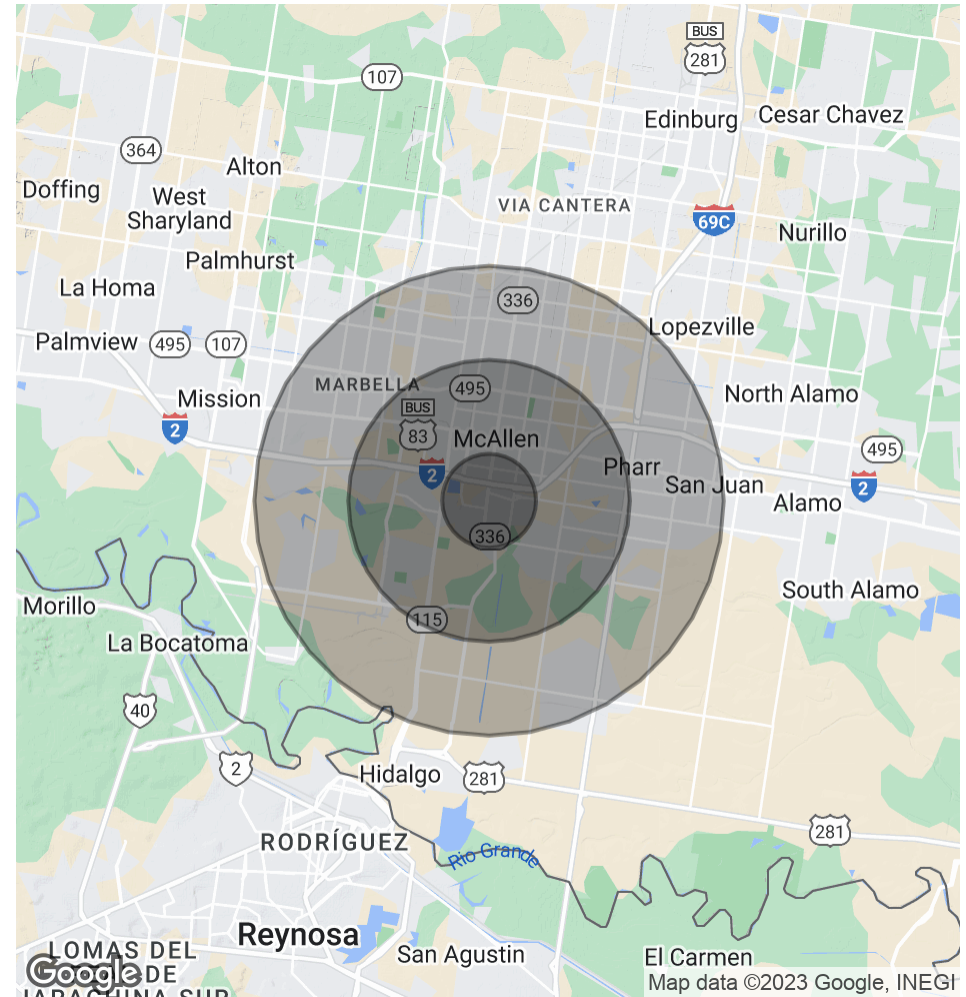
2017 S. 10TH STREET

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,476	61,971	174,571
Average Age	36.3	31.8	31.6
Average Age (Male)	35	30.2	29.8
Average Age (Female)	37.5	33.9	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,607	19,736	54,784
# of Persons per HH	2.8	3.1	3.2
Average HH Income	\$51,707	\$46,377	\$51,424
Average House Value	\$255,011	\$139,236	\$118,402

* Demographic data derived from 2020 ACS - US Census



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