## FREESTANDING, MCALLEN LOCATION

### AVAILABLE

4401 N 23rd St, Mcallen, TX 78504



LEASE RATE
LEASE TYPE
LEASE TERMS

Subject to Offer Net Negotiable

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# **PROPERTY SUMMARY**

## 4401 N 23RD ST

Mcallen, TX 78504

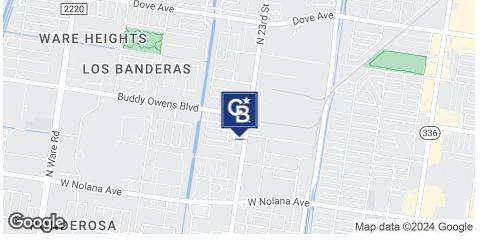


#### **PROPERTY DESCRIPTION**

Nestled along a vibrant avenue, this freestanding restaurant, built on a former site, features a convenient drive-thru and boasts remarkable visibility and accessibility. Its strategic positioning is amplified by nearby attractions including the McAllen Parks and Rec facility, various business parks, sports facilities, educational institutions, and the nearby Walmart.

#### PROPERTY HIGHLIGHTS

- Freestanding with Drive Thru
- All or Part
- Ground Lease or Build-to-Suit
- Frontage on 23rd Street



Dove Ave

#### **OFFERING SUMMARY**

2220

Lease Rate:	Subject to Offer	
Lot Size:	1.26 AC	
Building Size:	4,160 SF	
VPD:	22,480	
County:	Hidalgo	
Market:	Rio Grande Valley	
Submarket:	McAllen	
Zoning:	CO	

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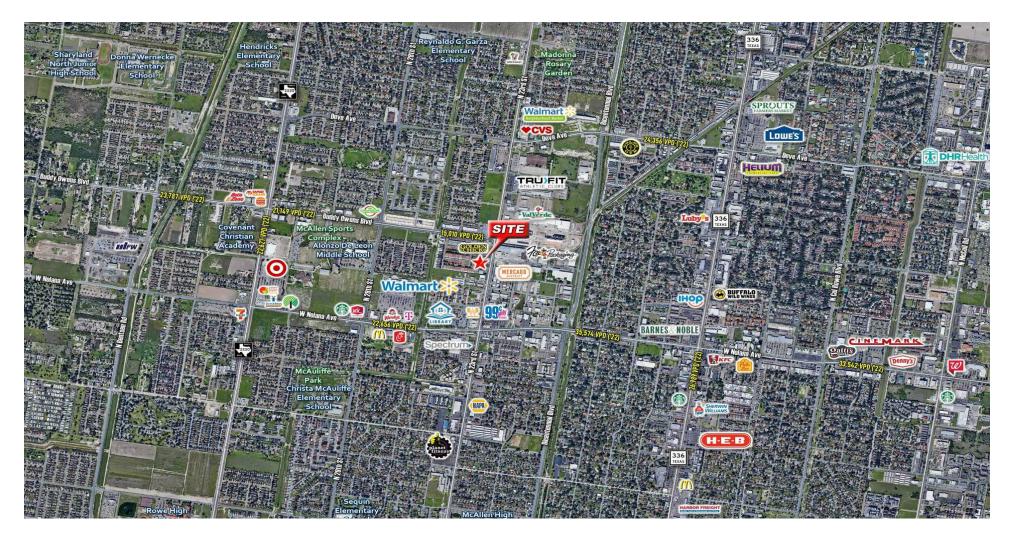
COLDWELL BANKER COMMERCIAL RIO GRANDE VALLEY

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## AERIAL MAP

### 4401 N 23RD ST

Mcallen, TX 78504



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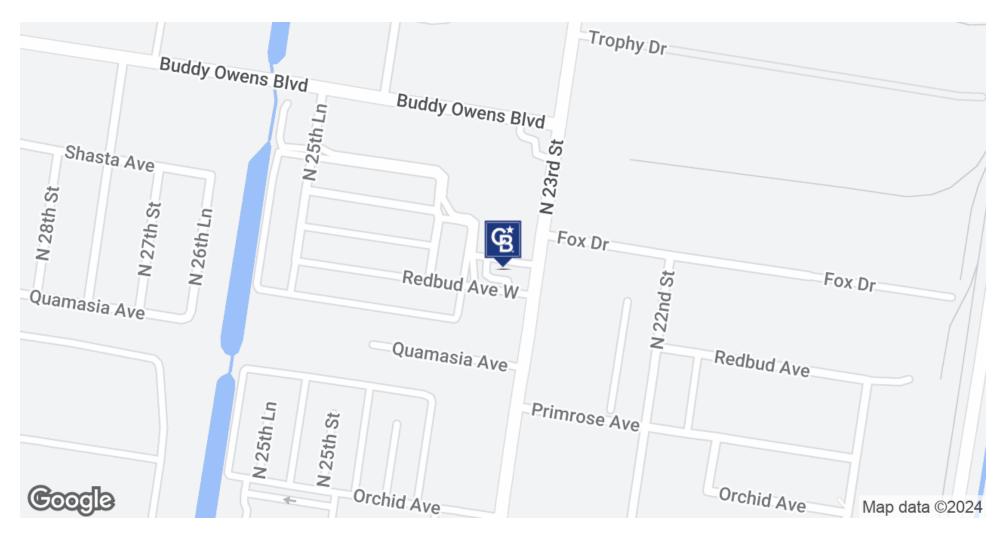


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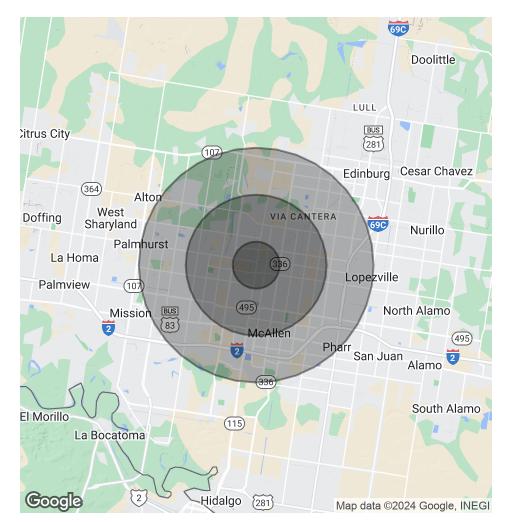


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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,471	107,317	228,357
Average Age	32.4	33.2	33.3
Average Age (Male)	29.9	30	30.9
Average Age (Female)	37.1	36.8	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,553	38,435	82,509
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$66,791	\$67,683	\$63,975
Average House Value	\$144,752	\$143,767	\$138,481

\* Demographic data derived from 2020 ACS - US Census



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