

MARVAL PLAZA

4307 S. MCCOLL ROAD

Edinburg, TX 78539



LEASE RATE

\$24.00 SF/yr

Larry Leahy

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Michael Pacheco

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COLDWELL BANKER
COMMERCIAL

RIO
GRANDE VALLEY

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PROPERTY DESCRIPTION

This 2nd generation retail space is ideally situated at a high traffic intersection in a high income demographic and catty corner from Wal-Mart Supercenter. Marval Plaza offers tremendous access and visibility from both Trenton Rd and McColl Rd and is in close proximity to several national retailers such as HEB, Home Depot, Marshalls and Target. Ideal fit for any retail, office or professional service user.

PROPERTY HIGHLIGHTS

- High Traffic Intersection with over 44k VPD between Trenton Road & McColl Road
- Excellent visibility and access from both Trenton Road & McColl Road
- Located in Edinburg's Medical corridor
- Located catty corner to Wal-Mart Supercenter and in close proximity to several national retailers such as HEB, Hobby Lobby, Home Depot, Kohl's, Marshalls, Ross, Sam's Club and Target

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
NNN:	\$6.00/YR
Available SF:	1,271 SF
Building Size:	9,953 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,905	33,856	83,581
Total Population	5,407	91,661	239,062
Average HH Income	\$133,026	\$76,496	\$62,064

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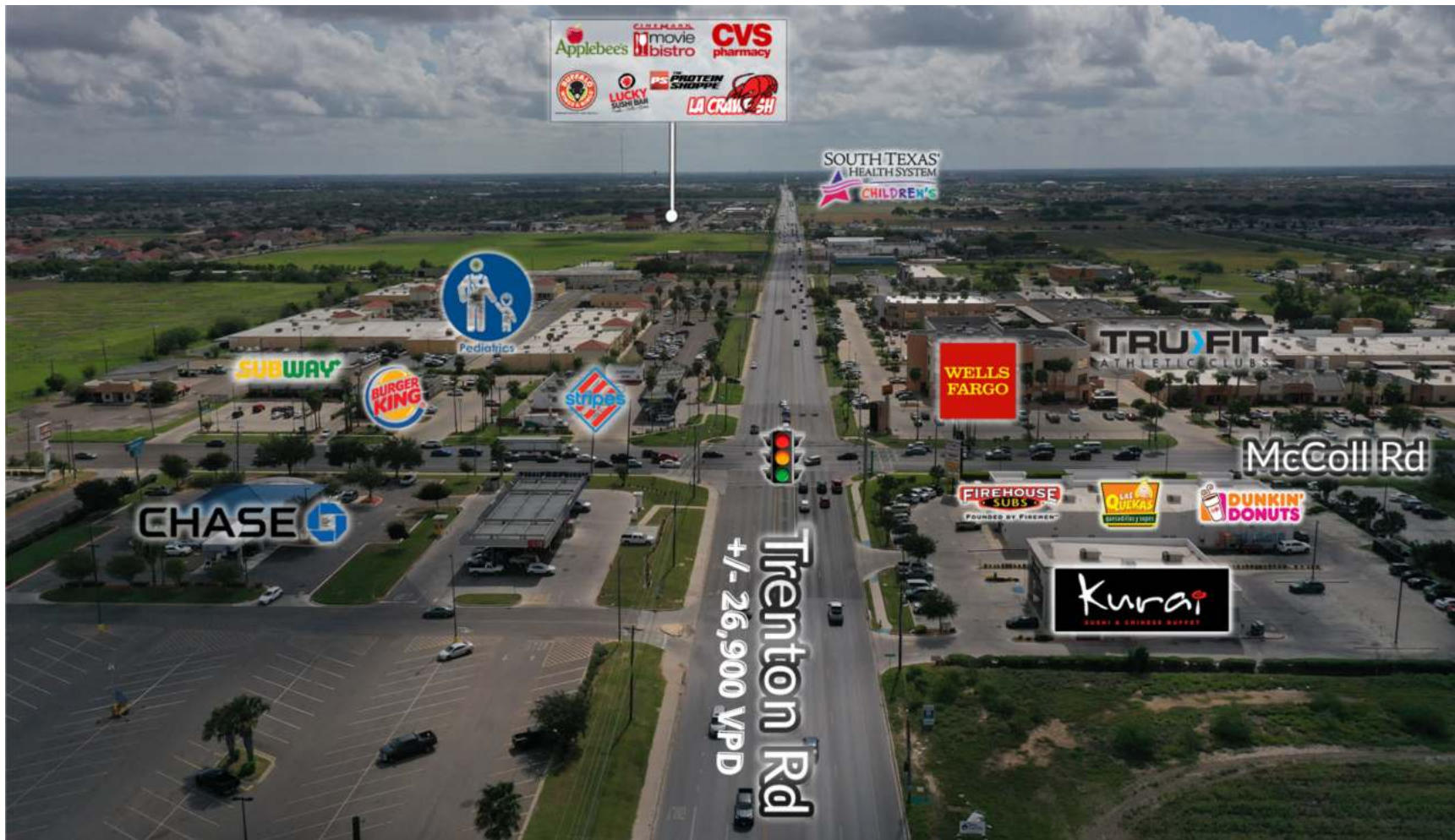
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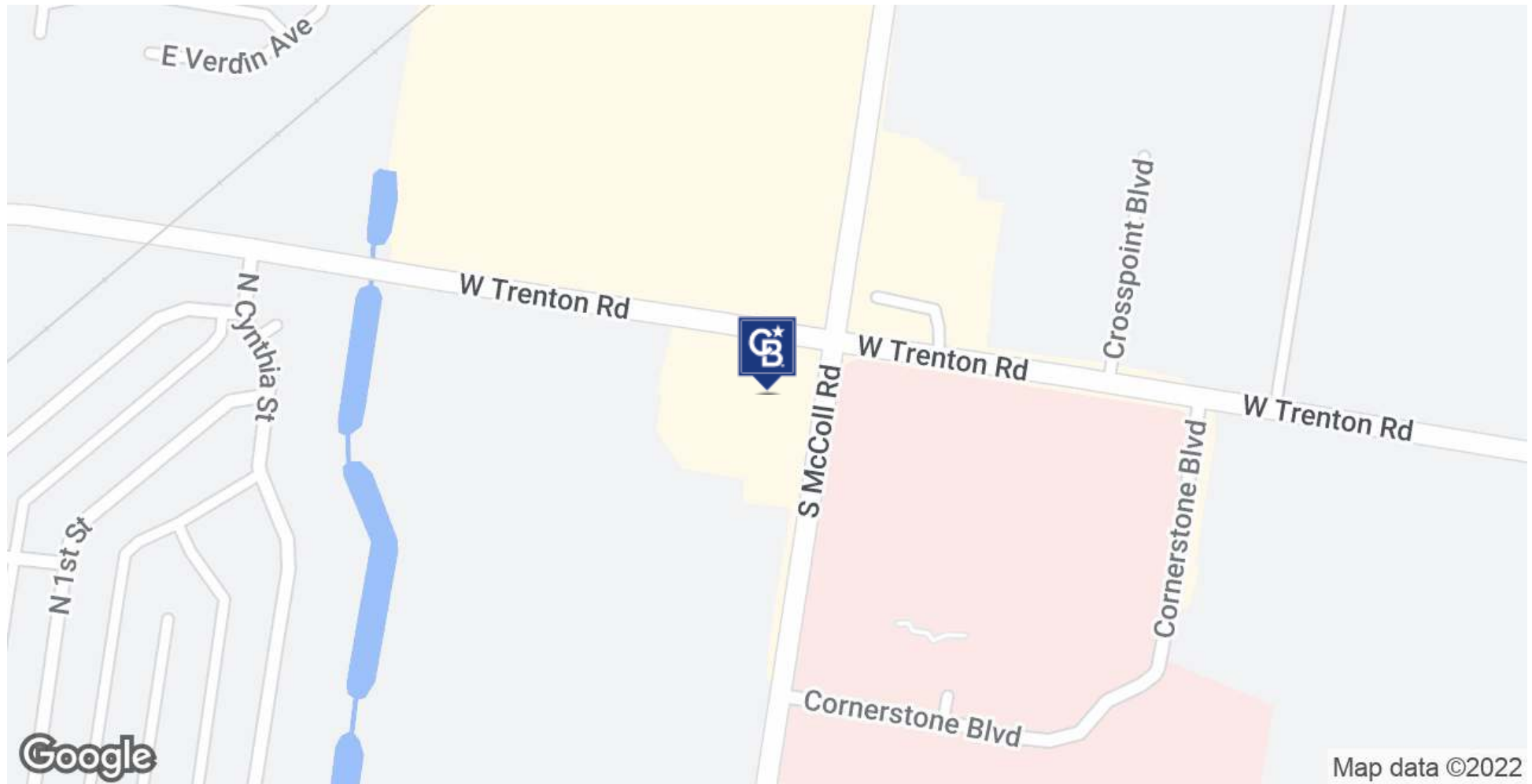
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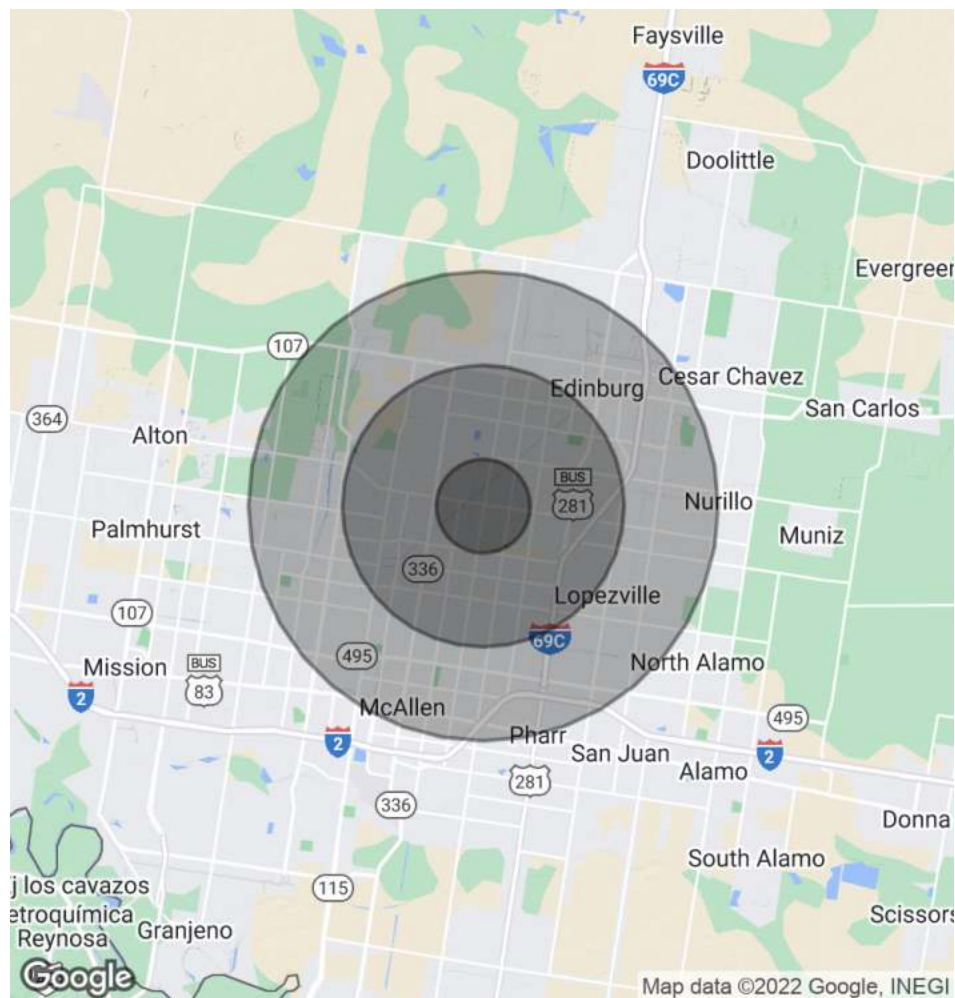
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,407	91,661	239,062
Average Age	38.2	33.0	31.4
Average Age (Male)	28.4	30.5	29.5
Average Age (Female)	43.0	36.2	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,905	33,856	83,581
# of Persons per HH	2.8	2.7	2.9
Average HH Income	\$133,026	\$76,496	\$62,064
Average House Value	\$279,829	\$158,941	\$126,812

** Demographic data derived from 2020 ACS - US Census*



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