

MARKET AT NOLANA

2812 NOLANA AVENUE

McAllen, TX 78504



LEASE RATE

\$18.00 - 28.00 SF/yr

LEASE TYPE

NNN

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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

2812 NOLANA AVENUE

McAllen, TX 78504



PROPERTY DESCRIPTION

Market at Nolana stands as a premier retail destination strategically positioned at the signaled intersection of Nolana and 29th St. in the bustling city of McAllen, TX. This prime location ensures maximum exposure and accessibility, making it a favored destination for both local residents and passersby. With adjacent spaces occupied by renowned brands like Dunkin Donuts and Jersey Mike's, Market at Nolana guarantees a steady stream of foot and vehicle traffic, further enhancing its appeal as a vibrant shopping hub.

PROPERTY HIGHLIGHTS

- Proximity to Shopping and Dining
- High Traffic Location
- Anchored by Walmart Supercenter
- Pads Available

OFFERING SUMMARY

Lease Rate:	\$18.00 - 28.00 SF/yr
NNN:	\$9.62 SF/yr
Minimum Divisible:	1,307 SF
Max Contiguous:	2,567 SF
Available SF:	1,260 - 2,056 SF
Building Size:	41,138 SF
VPD:	+/- 34,038 (22)
Submarket:	McAllen
Market:	Rio Grande Valley

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SITE PLAN

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1	Smile Magic Dentistry	6,280
2	Available	1,350
3	Foxy Nails	1,219
4	Casa de Hilo	1,040
5	Pizza Patron	1,350
6	T-Mobile	4,000
7	Wendy's (N.A.P.)	2,800
8	Chase Bank	4,194
9	Paris Bakery	1,703
10	Available	1,307
11	Available	1,260
12	A-MAX Auto Insurance	1,500
13	The UPS Store	1,260
14	Gorditas Dona Lula	1,500
15	The Microblading Studio	1,085
16	Exotic Berry Frozen Yogurt	1,234
17	Available	2,056
18	RGV Urgent Care	2,500
19	Tortilleria Carmelita	3,500

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BUILDING 1

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BUILDING 2

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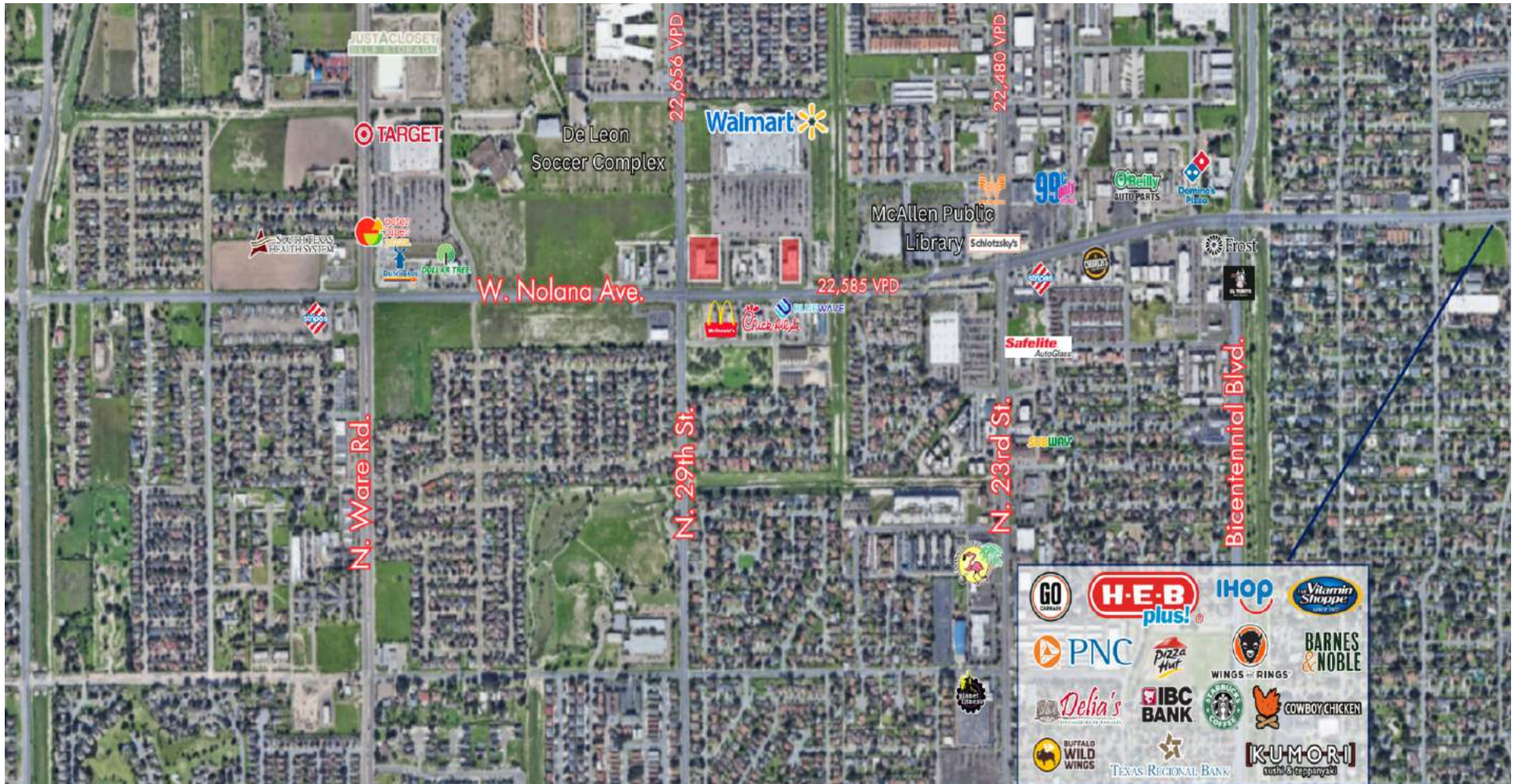


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AERIAL

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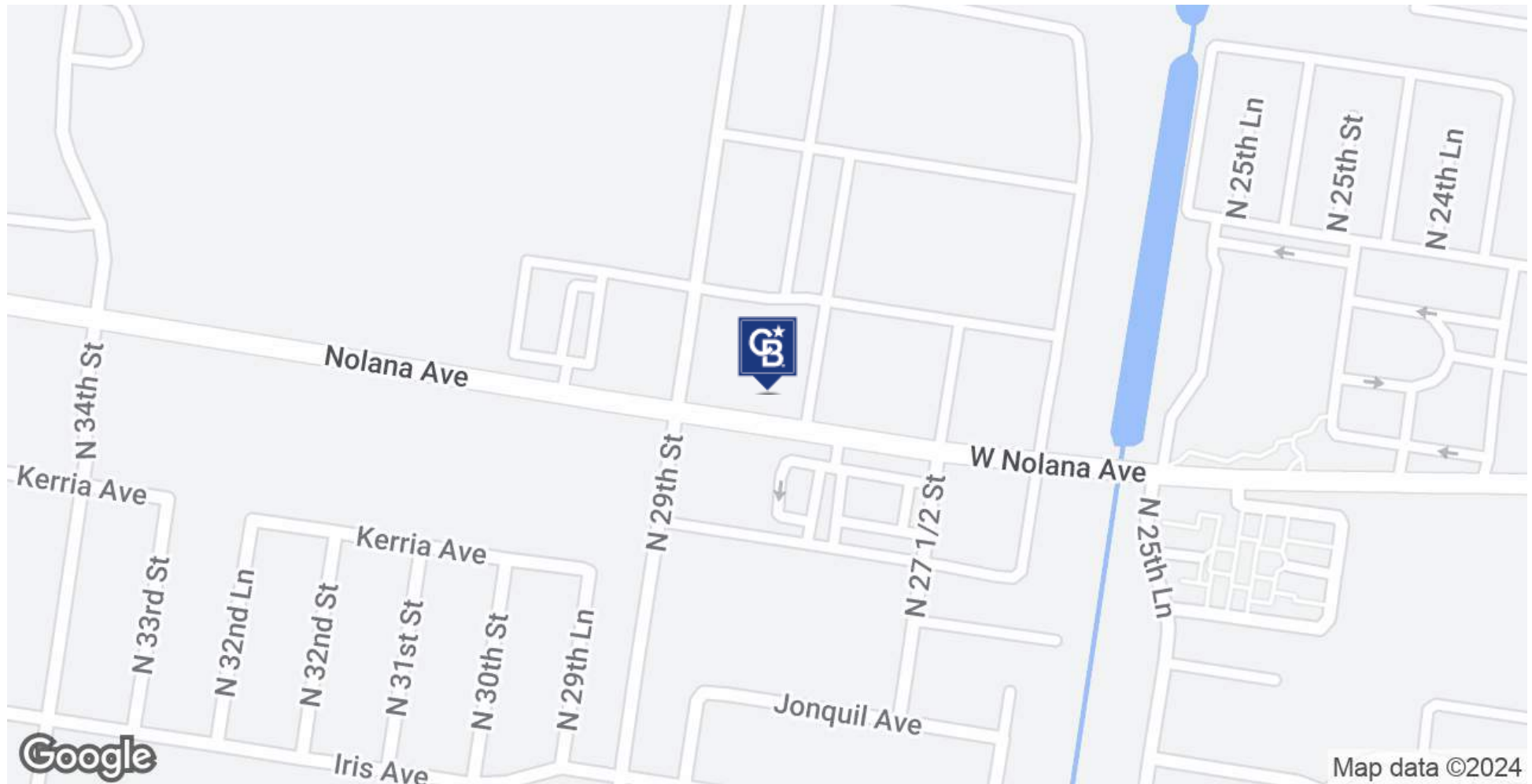


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MAP

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DEMOGRAPHICS

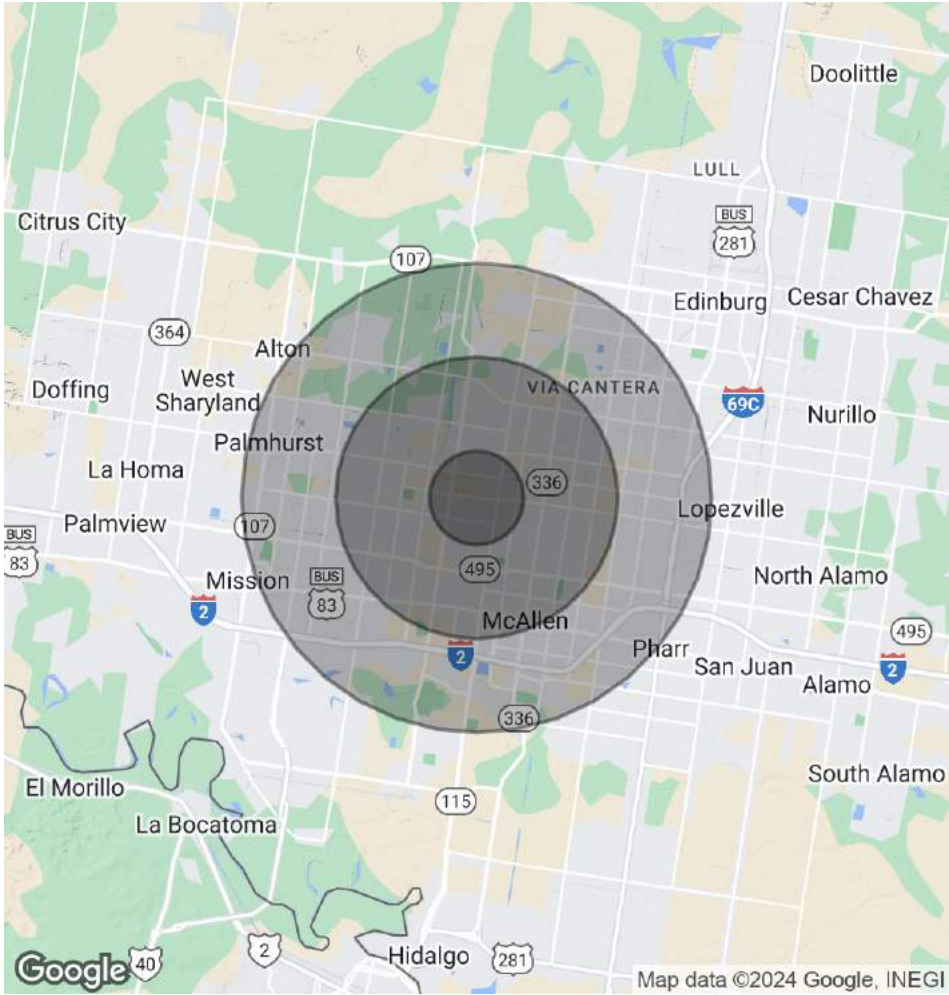
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,734	109,152	221,984
Average Age	31.4	33.6	33.9
Average Age (Male)	28.4	30.3	31.1
Average Age (Female)	36.4	36.8	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,360	39,284	81,396
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$56,782	\$67,134	\$62,794
Average House Value	\$113,756	\$143,650	\$138,242

* Demographic data derived from 2020 ACS - US Census



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