

# TRENTON CROSSING

SPACE AVAILABLE



LEASE RATE                      \$14.00 SF/yr  
LEASE TYPE                      NNN

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COLDWELL BANKER  
**COMMERCIAL**  
RIO GRANDE VALLEY

# PROPERTY SUMMARY

7600 N. 10TH STREET

McAllen, TX 78504



## PROPERTY DESCRIPTION

Trenton Crossing Shopping Center, this strip center strategically occupies a coveted position at the bustling intersection of Trenton Road and 10th Street. Unparalleled visibility and effortless accessibility are assured, drawing from its prime location within a high-density, affluent area of McAllen. Surrounded by national retailers and renowned restaurants, this strip center.

## PROPERTY HIGHLIGHTS

- High Traffic Intersection
- Proximity to Shopping and Dining
- Excellent Visibility and Access
- Great Tenant Mix

## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr
NNN:	\$6.87 SF/yr
Available SF:	9,893 - 12,700 SF
Building Size:	251,423 SF
Year Built:	2003
Market:	Rio Grande Valley
Submarket:	McAllen
Zoning:	CO

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# AERIAL

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# SITE PLAN

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# MAP LOCATION

**7600 N. 10TH STREET**

Mcallen, TX 78504



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# DEMOGRAPHICS

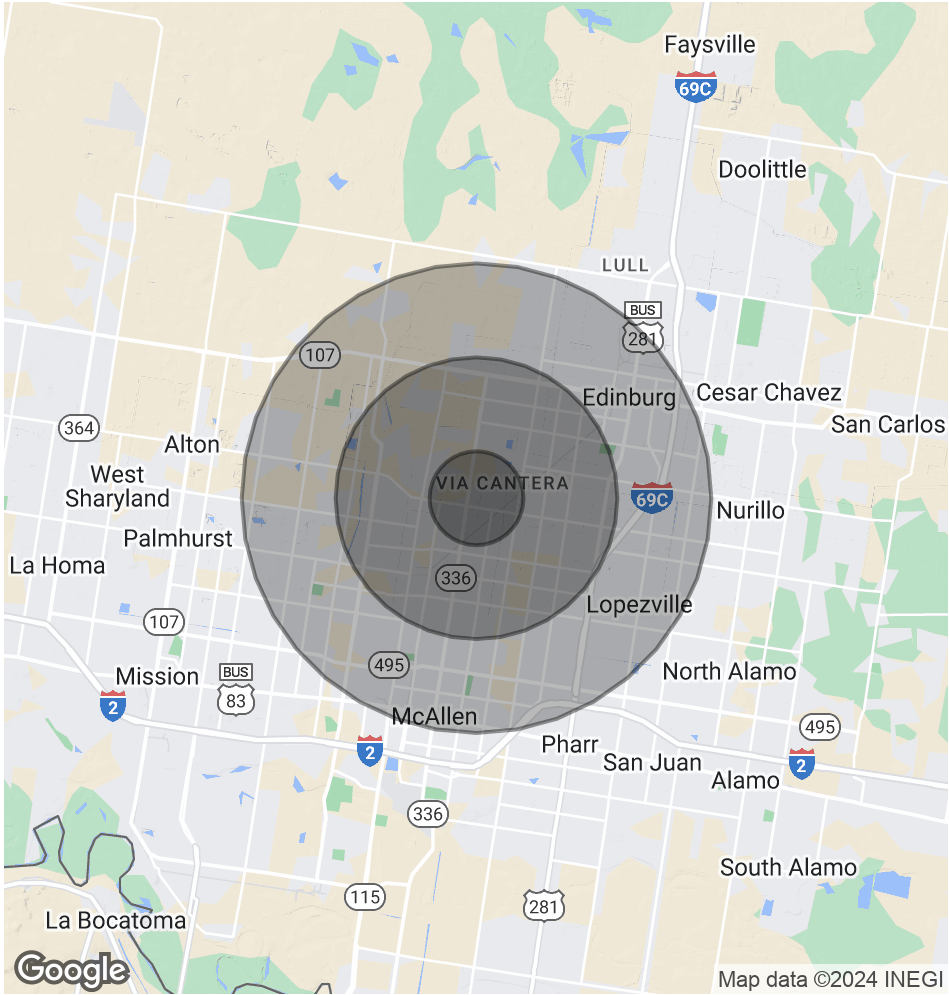
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,772	92,082	228,863
Average Age	36.5	33	31.4
Average Age (Male)	26.9	30.4	29.6
Average Age (Female)	42.1	36.4	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,045	33,079	80,234
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$105,830	\$79,252	\$63,884
Average House Value	\$227,913	\$163,755	\$129,932

\* Demographic data derived from 2020 ACS - US Census



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