

MARKET AT NOLANA

2812 NOLANA AVENUE

McAllen, TX 78504



LEASE RATE \$18.00 - 28.00 SF/yr

LEASE TYPE NNN

Benny Dominguez

956 607 2300

benny.dominguez@cbcworldwide.com

Larry Leahy

956 309 7115

larry.leahy@cbcworldwide.com



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:	\$8.26 SF/yr
Minimum Divisible:	1,260 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

Benny Dominguez

956 607 2300

benny.dominguez@cbcworldwide.com

Larry Leahy

956 309 7115

larry.leahy@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

SITE PLAN

2812 NOLANA AVENUE

McAllen, TX 78504



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 Luisa	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

Benny Dominguez

956 607 2300

benny.dominguez@cbcworldwide.com

Larry Leahy

956 309 7115

larry.leahy@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

BUILDING 1

2812 NOLANA AVENUE

McAllen, TX 78504



Benny Dominguez

956 607 2300

benny.dominguez@cbcworldwide.com

Larry Leahy

956 309 7115

larry.leahy@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

BUILDING 2

2812 NOLANA AVENUE

McAllen, TX 78504



Benny Dominguez

956 607 2300

benny.dominguez@cbcworldwide.com

Larry Leahy

956 309 7115

larry.leahy@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

AERIAL

2812 NOLANA AVENUE

McAllen, TX 78504



Benny Dominguez

956 607 2300

benny.dominguez@cbcworldwide.com

Larry Leahy

956 309 7115

larry.leahy@cbcworldwide.com

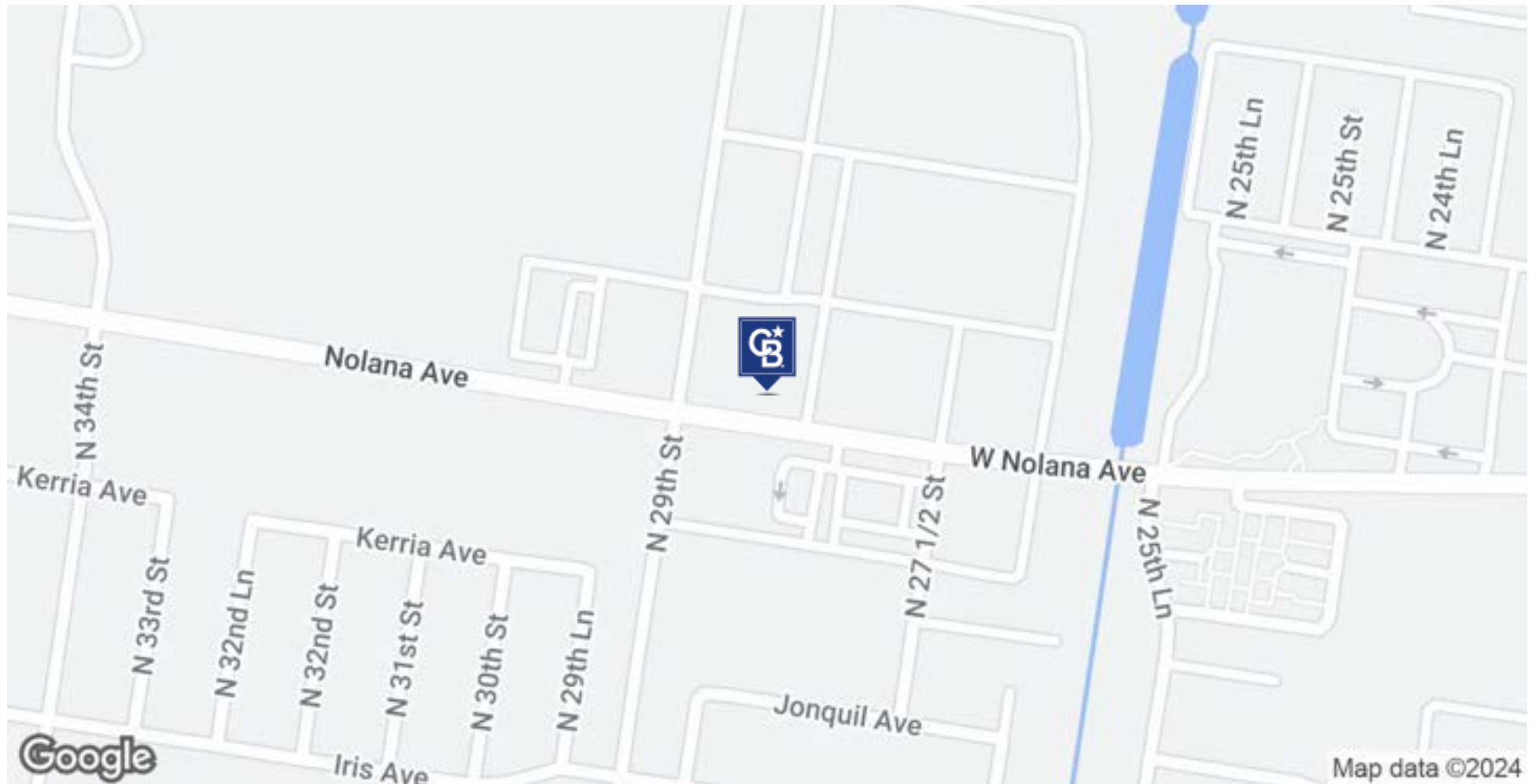


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

MAP

2812 NOLANA AVENUE

McAllen, TX 78504



Benny Dominguez

956 607 2300

benny.dominguez@cbcworldwide.com

Larry Leahy

956 309 7115

larry.leahy@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

DEMOGRAPHICS

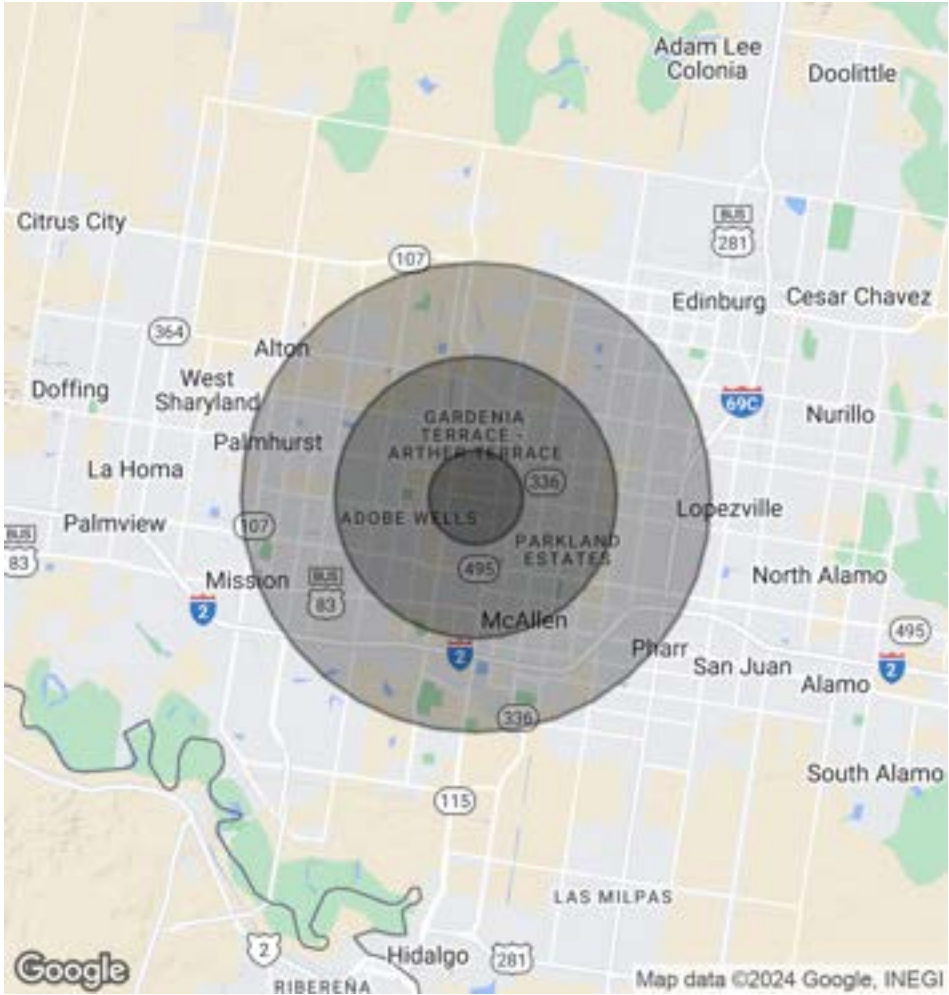
2812 NOLANA AVENUE

McAllen, TX 78504

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

2020 American Community Survey (ACS)



Benny Dominguez
956 607 2300
benny.dominguez@cbcworldwide.com

Larry Leahy
956 309 7115
larry.leahy@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY