



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

808 S. SHARY ROAD, STE 2

Mission, TX 78572

AVAILABLE SPACE

2,900 SF



FOR LEASE

CBCWORLDWIDE.COM

Retail

Michael Pacheco
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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



808 S. SHARY ROAD, STE 2

Mission, TX 78572

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OFFERING SUMMARY

Available SF: 2,900 SF

Lease Rate: \$24.00 SF/YR

NNN: \$6.00 / YR

Year Built: 2004

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PROPERTY OVERVIEW

This excellent space is perfect for any retail or professional service user and is ideally situated adjacent to Walmart and other national retailers. The center is at an extremely high traffic location with great visibility and is easily accessible.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- Easily Accessible
- Proximity to Interstate 2
- High Traffic Location



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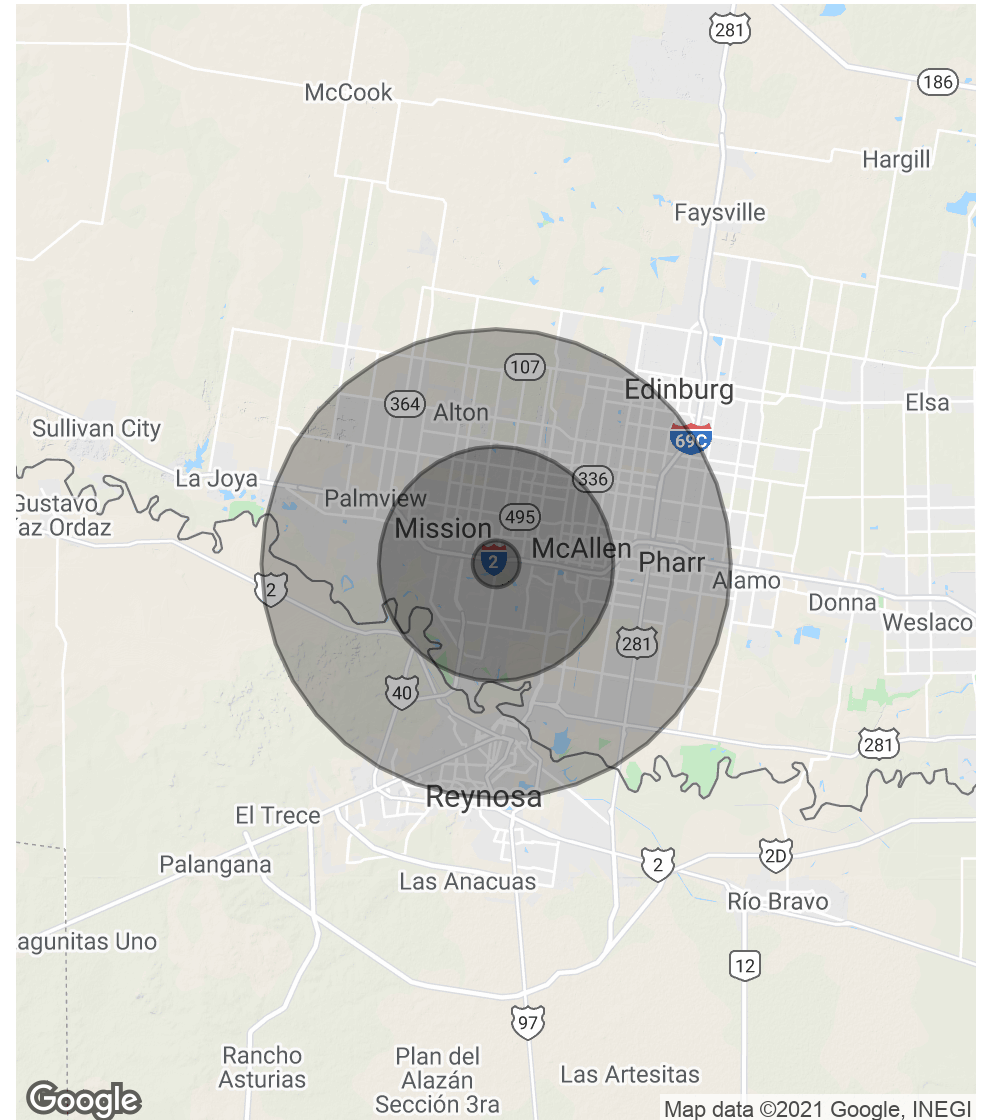
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,236	157,608	421,565
Average age	45.5	31.9	29.8
Average age (Male)	40.7	30.4	28.3
Average age (Female)	46.8	33.3	31.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,884	47,574	122,705
# of persons per HH	2.8	3.3	3.4
Average HH income	\$54,989	\$51,540	\$52,643
Average house value	\$103,939	\$129,095	\$112,354

* Demographic data derived from 2010 US Census



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