

FOR LEASE

DOLLAR TREE PLAZA NORTH PHARR

1511 E. Nolana Loop, Pharr, TX 78577



LEASE RATE

\$23.00 per year

RETAIL

Larry Leahy

956 309 7115

larry.leahy@cbcworldwide.com

Adalberto Arguelles

956 827 4799

beto.realty@gmail.com



**COLDWELL BANKER
COMMERCIAL**

RIO
GRANDE VALLEY

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PROPERTY DESCRIPTION

This new construction facility is located on the Northwest Corner of Veteran's Road & Nolana Loop in Pharr, TX. Plaza sits on a signaled intersection which allows for easy accessibility and excellent visibility. Ideal for a any retail or professional service user.

PROPERTY HIGHLIGHTS

- Lighted Hard Corner
- Great Visibility and Parking
- End Cap with Drive Thru Available
- High Traffic Intersection with over 34k VPD

OFFERING SUMMARY

Lease Rate:	\$23.00 per year (NNN)
NNN:	\$5.10 PSF
Available SF:	1,500 - 6,750 SF
Zoning:	C

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,722	20,715	55,168
Total Population	10,562	76,392	185,534
Average HH Income	\$40,792	\$45,485	\$51,667

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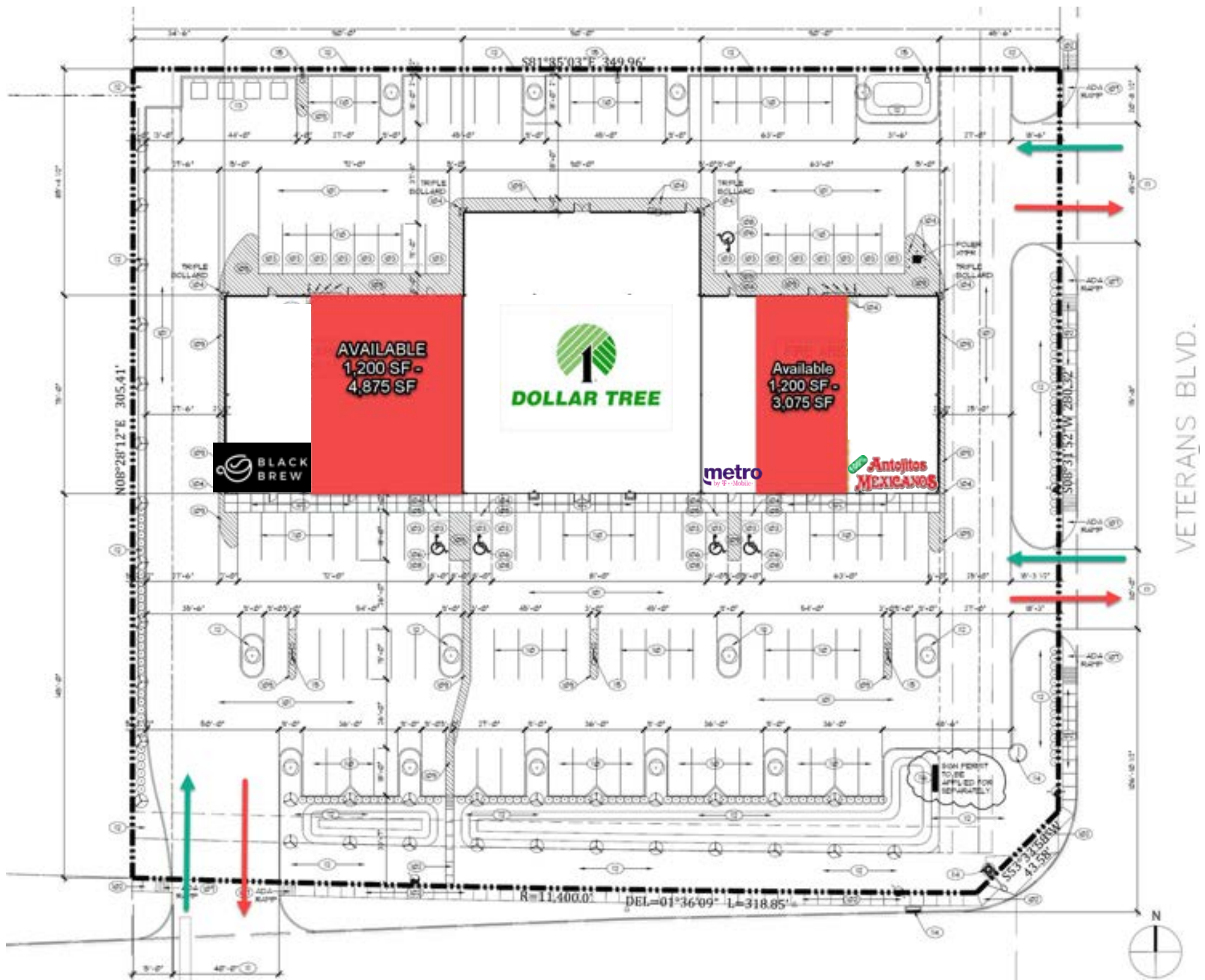
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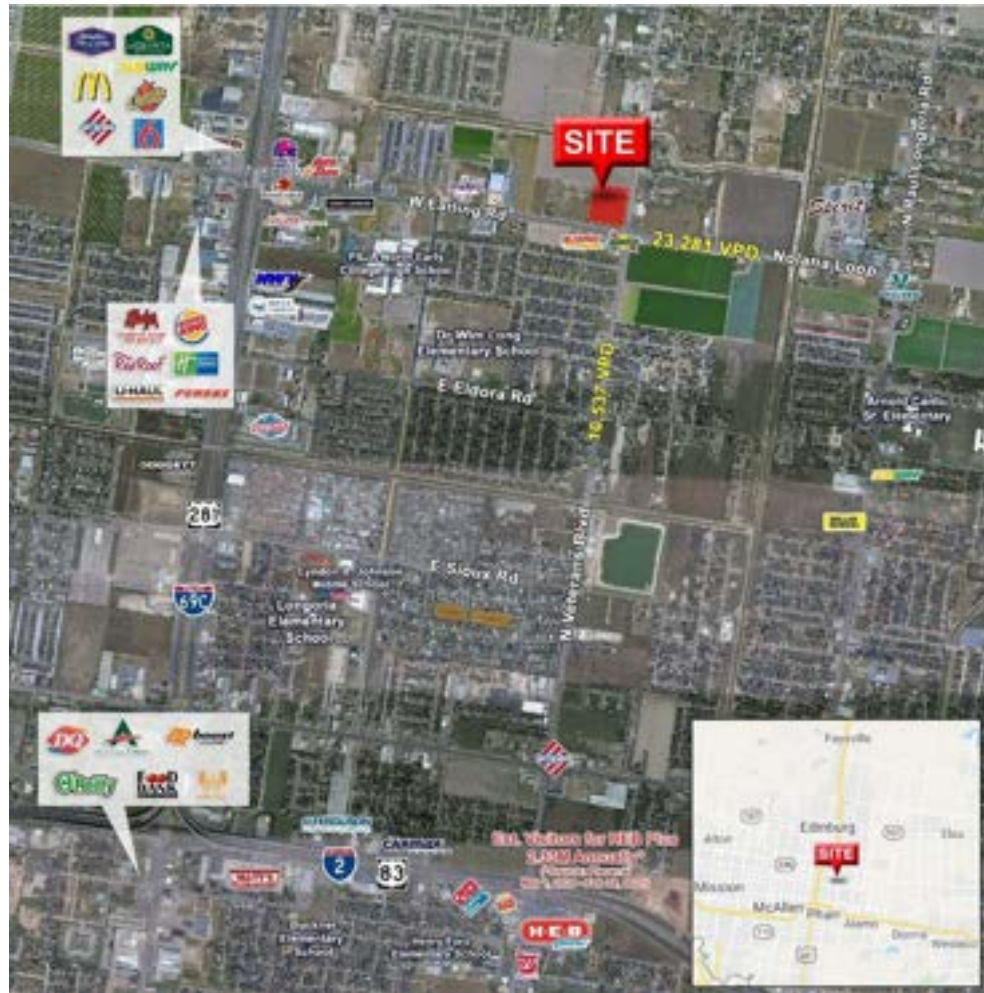
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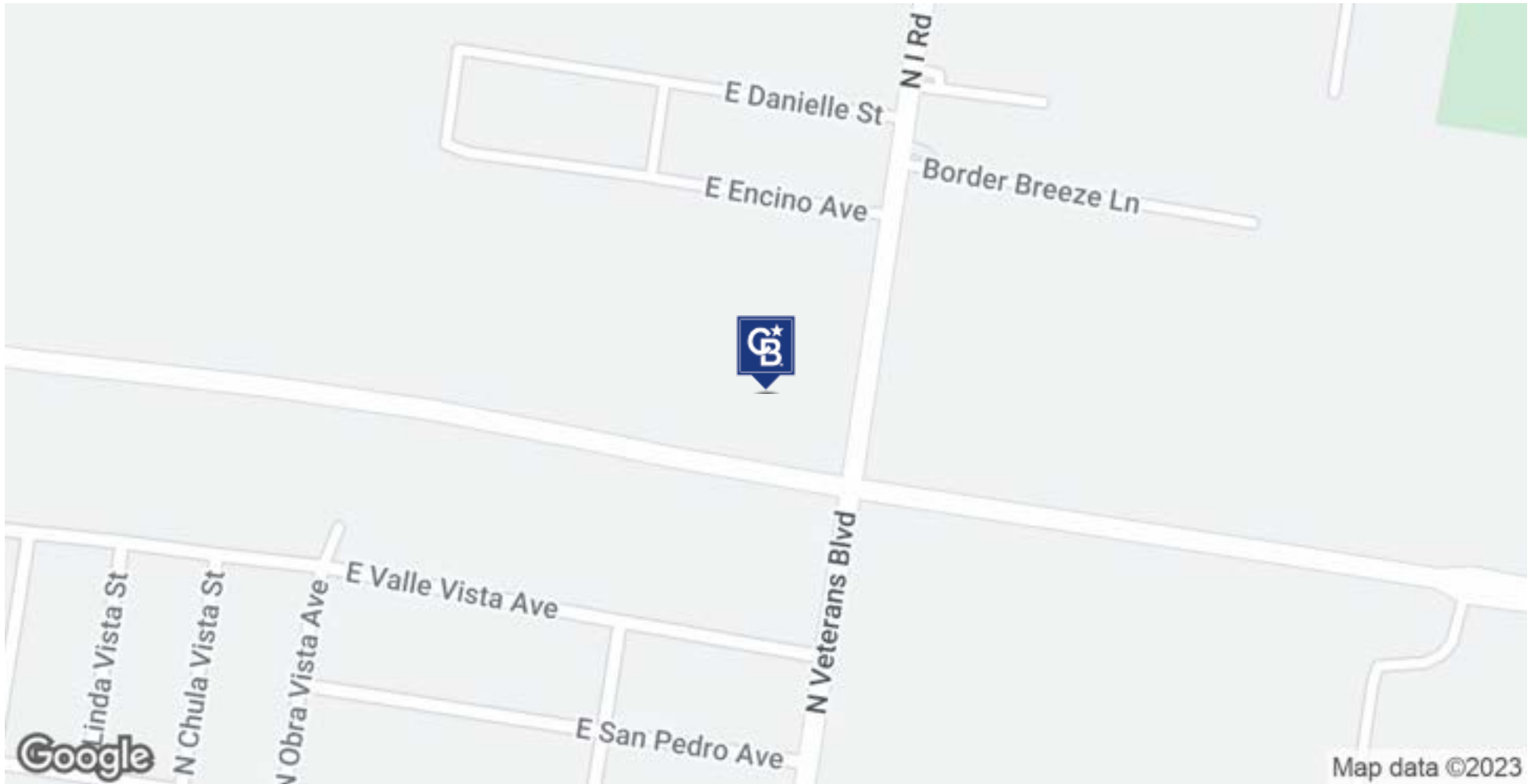
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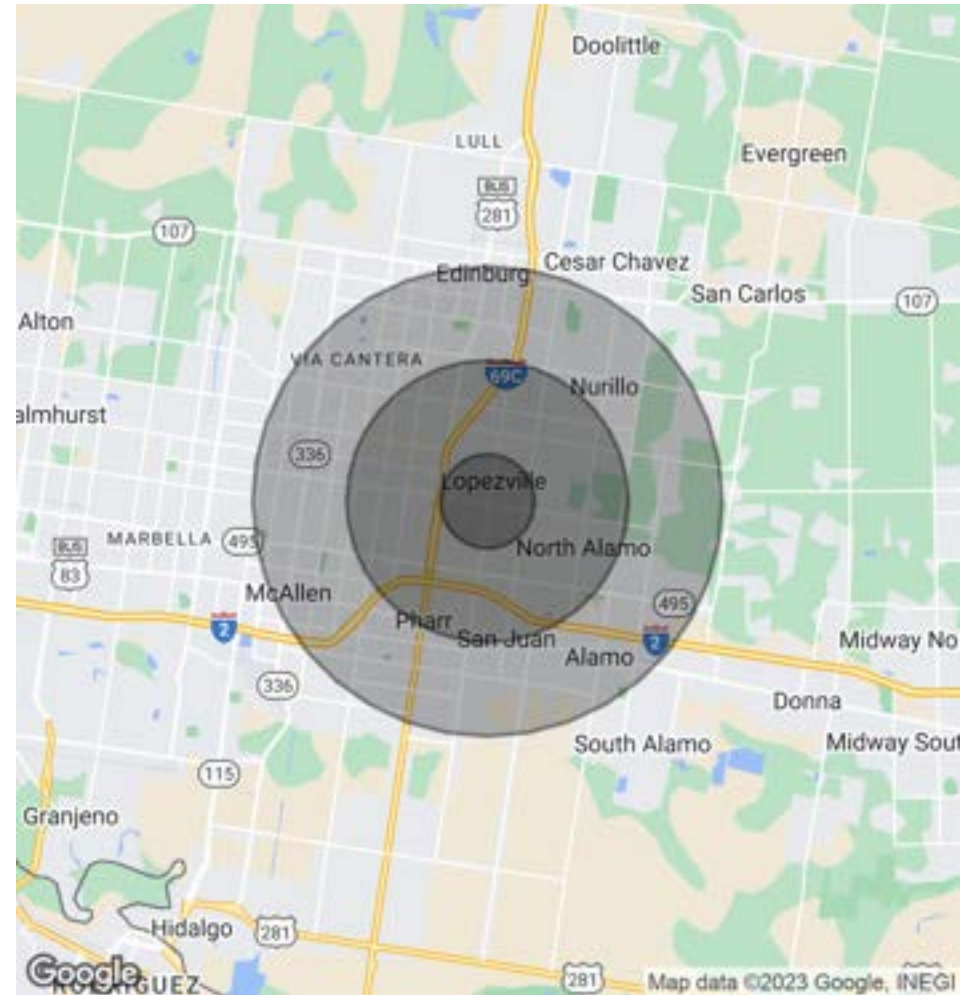
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,562	76,392	185,534
Average Age	27.3	28	29.8
Average Age (Male)	26.7	26.1	27.7
Average Age (Female)	27.9	29.7	32

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,722	20,715	55,168
# of Persons per HH	3.9	3.7	3.4
Average HH Income	\$40,792	\$45,485	\$51,667
Average House Value	\$79,697	\$84,267	\$98,525

* Demographic data derived from 2020 ACS - US Census



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