



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

**FOR LEASE**

## 7013 S. CAGE BLVD

7013 S. Cage Blvd  
Pharr, TX 78577

AVAILABLE SPACE  
4,290 SF

### FEATURES

- Ideal for Medical and Office
- High Traffic Area
- TI Allowances
- Negotiable Lease Rates
- Built-To-Suit Opportunities Available



### OFFICE

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



# 7013 S. CAGE BLVD

7013 S. Cage Blvd , Pharr, TX 78577



### OFFERING SUMMARY

Total Available Space:	4,290 SF
Suite B ( Shell) :	2,257 SF
Suite D:	2,033 SF
Lease Rate:	\$12.00 SF/yr ( Gross)
Lot Size:	0.58 Acres
Building Size:	11,792 SF
Market:	Rio Grande Valley
Submarket:	Pharr

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### PROPERTY OVERVIEW

Excellent medical/office spaces in Pharr, TX. Aggressive Landlord offering rent abatement, TI Allowances, and negotiable lease rates. Built- to- suit opportunities available.

### PROPERTY HIGHLIGHTS

- Ideal for Medical and Office
- High Traffic Area
- TI Allowances
- Negotiable Lease Rates
- Built-To-Suit Opportunities Available



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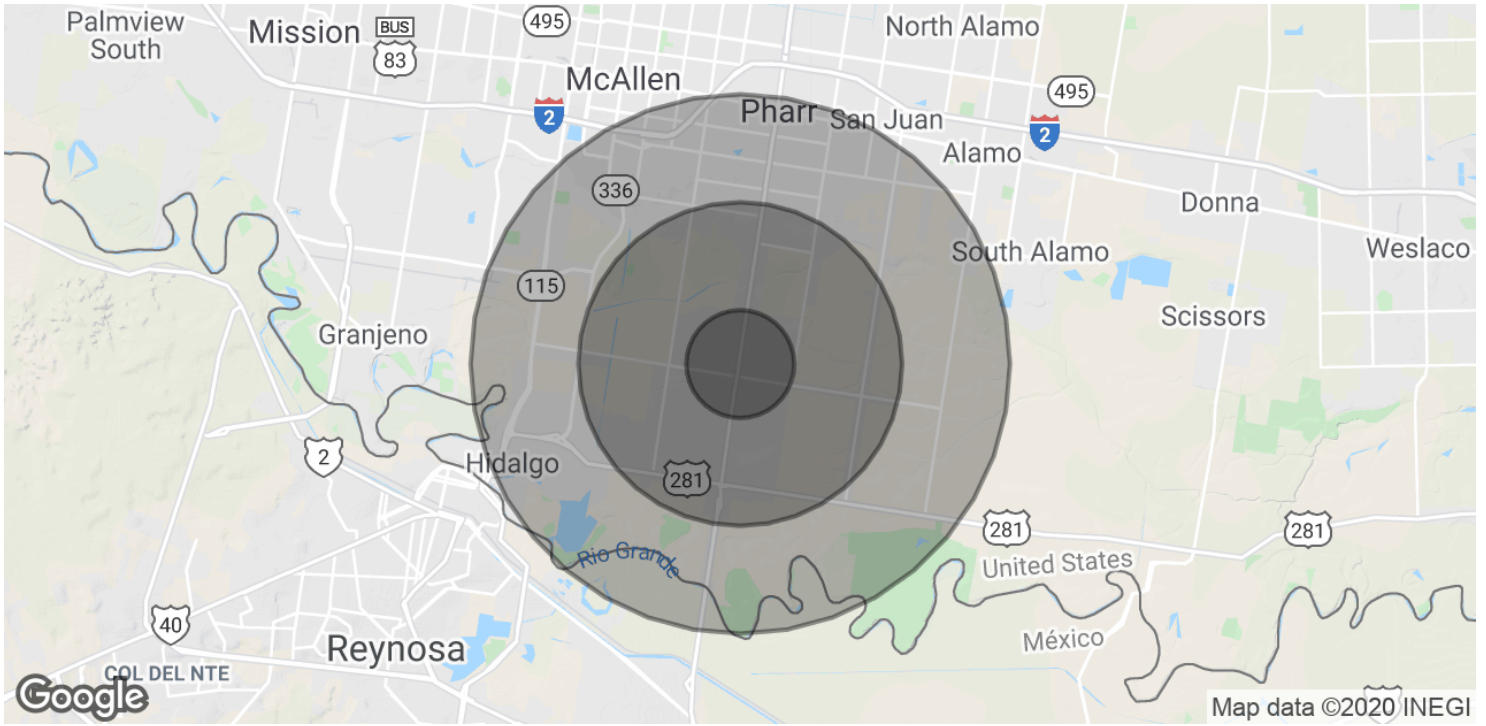
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LEASE



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,022	27,779	76,833
Average age	21.8	25.8	28.2
Average age (Male)	20.9	24.5	26.5
Average age (Female)	22.9	26.8	29.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	918	7,361	21,606
# of persons per HH	4.4	3.8	3.6
Average HH income	\$31,809	\$43,578	\$46,910
Average house value	\$74,009	\$103,337	\$112,089

\* Demographic data derived from 2010 US Census

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