



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

THE SHOPPES AT RGV

\$26.00 SF/yr (NNN)

601 E. Trenton Rd
Edinburg, TX 78539

AVAILABLE SPACE
2,100 SF

FEATURES

- Excellent Expressway Frontage
- Academy Anchored Shopping Center
- High Traffic Area
- Easy Access
- Pad Site Available



FOR LEASE

CBCWORLDWIDE.COM

Retail

Daniel Galvan, CCIM

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



THE SHOPPES AT RGV

601 E. Trenton Rd, Edinburg, TX 78539

LEASE



OFFERING SUMMARY

Available SF:	2,100 SF
Lease Rate:	\$26.00 SF/yr (NNN)
Year Built:	2017
Building Size:	11,200 SF
Pad Site Available:	3,941 SF

PROPERTY OVERVIEW

The Shoppes at Rio Grande Valley is a new construction, Academy Anchored Shopping Center that sits in the heart of Edinburg, TX’s retail district. This Shopping Center is in a high traffic area with great visibility and frontage along Interstate 69C. The site enjoys easy access from all portions of the Shopping Center, and is surrounded by dense, retail development. Pad Site also available.

PROPERTY HIGHLIGHTS

- Excellent Expressway Frontage
- Academy Anchored Shopping Center
- High Traffic Area
- Easy Access
- Pad Site Available

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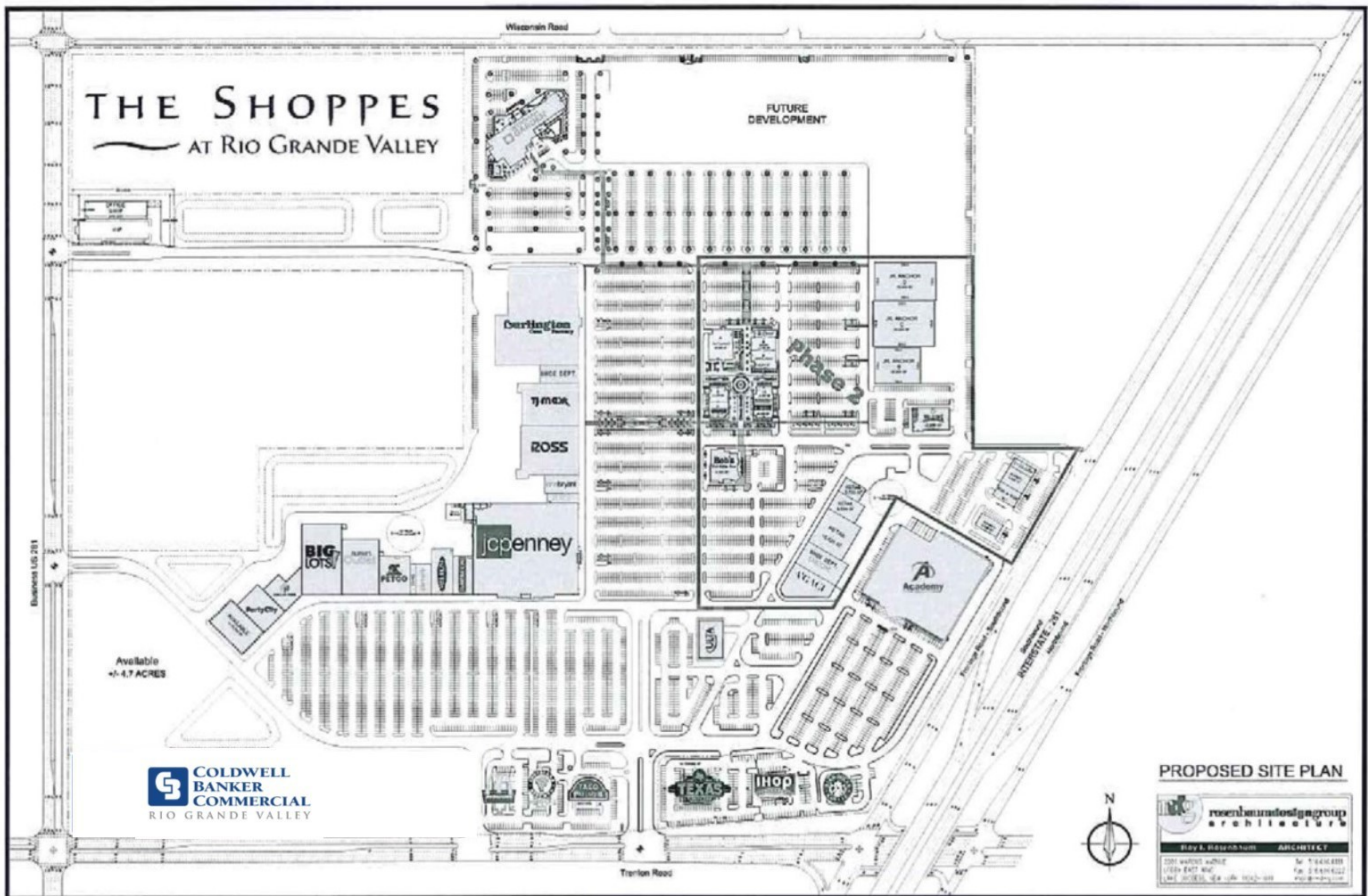
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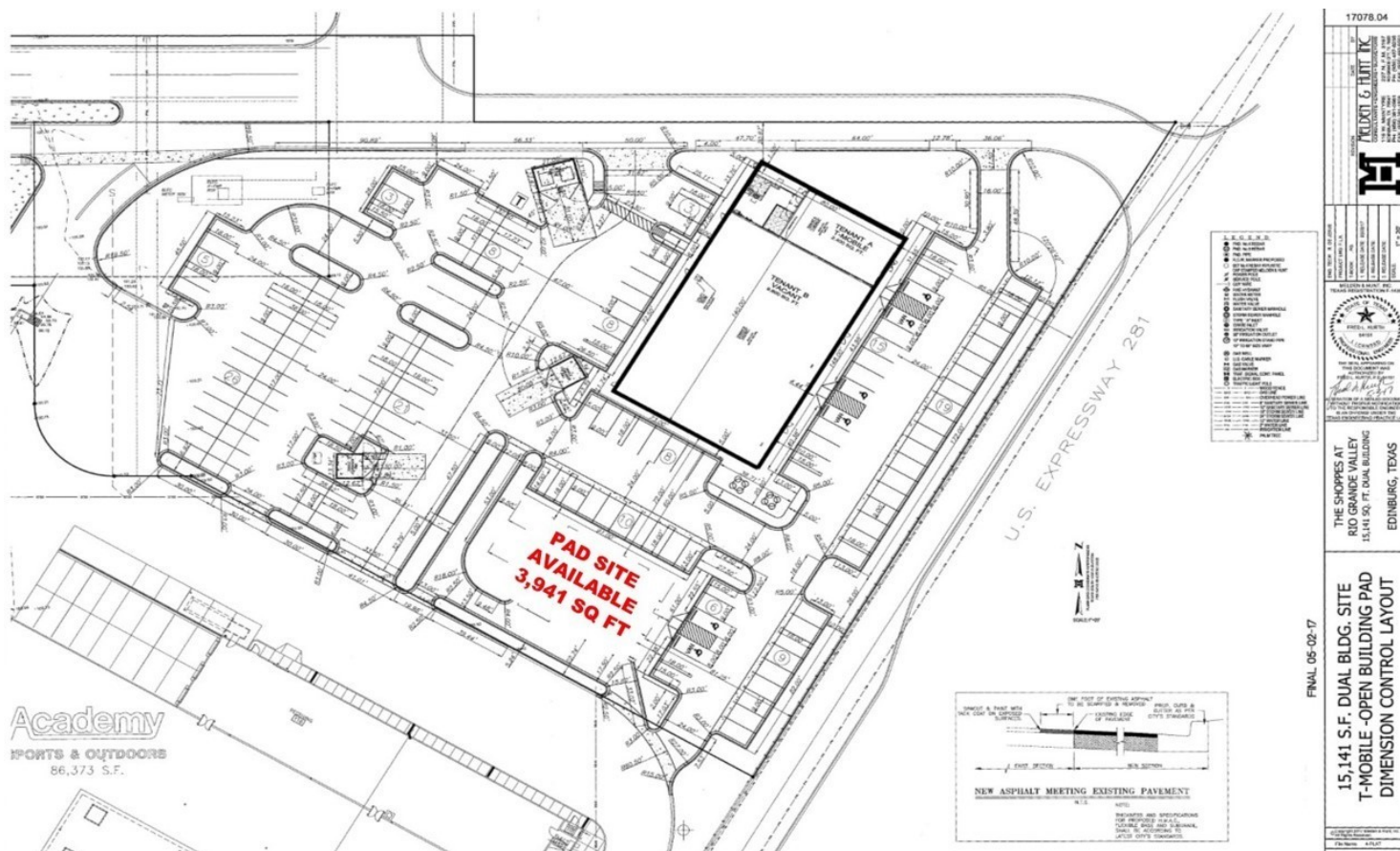
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PAD SITE

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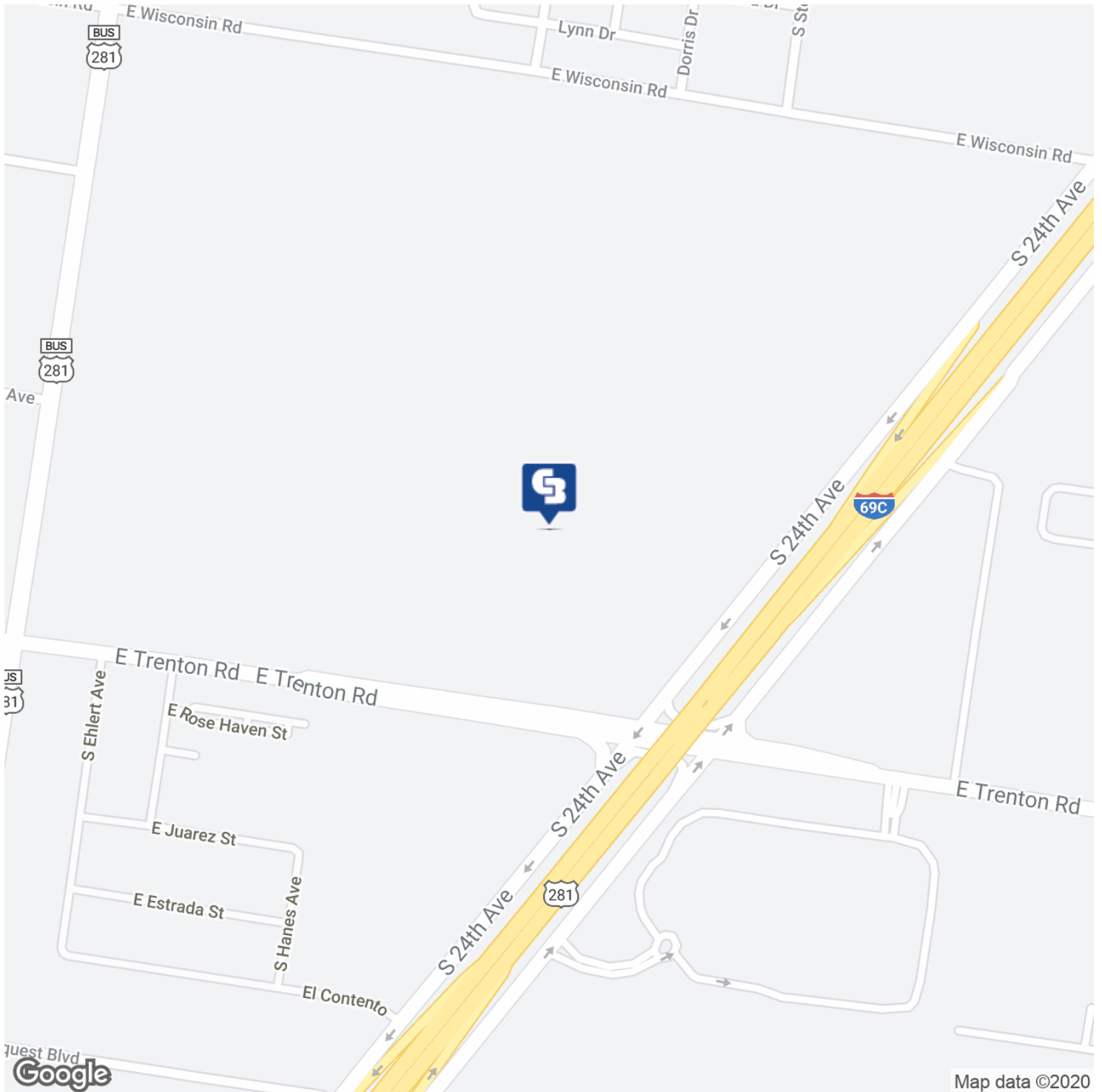
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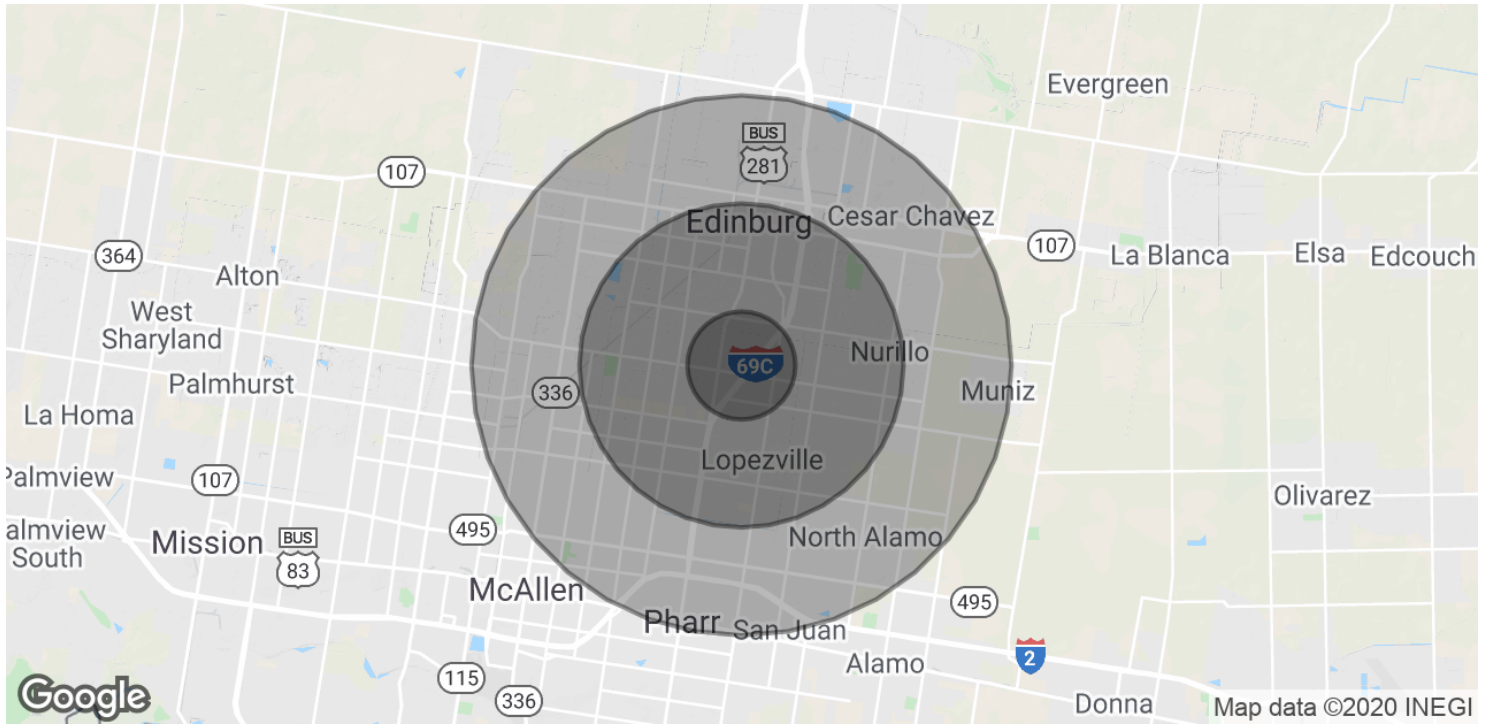
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,640	62,583	185,091
Median age	27.9	29.1	29.0
Median age (Male)	25.0	26.7	27.1
Median age (Female)	29.6	31.3	31.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,205	18,116	55,736
# of persons per HH	3.9	3.5	3.3
Average HH income	\$68,086	\$56,509	\$54,070
Average house value	\$121,609	\$92,357	\$105,692

* Demographic data derived from 2010 US Census

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