

## RIVERSIDE PLAZA

Negotiable

2401 S. Shary Road  
Mission, TX 78572

AVAILABLE SPACE  
2,115 - 40,550 SF

### AREA

Located in South Mission (Sharyland), Riverside Plaza has excellent proximity to Interstate 2 and is surrounded by dense residential development.



Retail - Office - Professional Service

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FOR LEASE

CBCWORLDWIDE.COM



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LEASE



## OFFERING SUMMARY

Available SF:	2,115 - 40,550 SF
Lease Rate:	\$14.00 SF /YR
NNN:	\$4.50 PSF/YR
Lot Size:	5.12 Acres
Year Built:	2012
Building Size:	48,421 SF
Zoning:	C
Market:	Mission
Submarket:	South Mission

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## PROPERTY OVERVIEW

Riverside Plaza is located in South Mission, TX and has excellent visibility from Shary Road. The location is set among dense, residential development and is easily accessible from Interstate 2. Riverside Plaza is perfect for any retail, office, or professional service Tenant.

## PROPERTY HIGHLIGHTS

- Easy Access
- Excellent Visibility
- Proximity to Interstate 2
- Frontage on Shary Road
- Negotiable Lease Rates
- Aggressive Tenant Improvement Allowances



RIO GRANDE VALLEY



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 **COLDWELL  
BANKER  
COMMERCIAL**  
RIO GRANDE VALLEY





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NOT FOR REGULATORY  
 APPROVAL, PERMITTING OR  
 CONSTRUCTION  
 PUBLISHED 10/11/19

KILLAM DEVELOPMENT  
 MISSION OFFICE FINISH OUT  
 #Site Address:1  
 #Site City: #Site State #Site Postcode

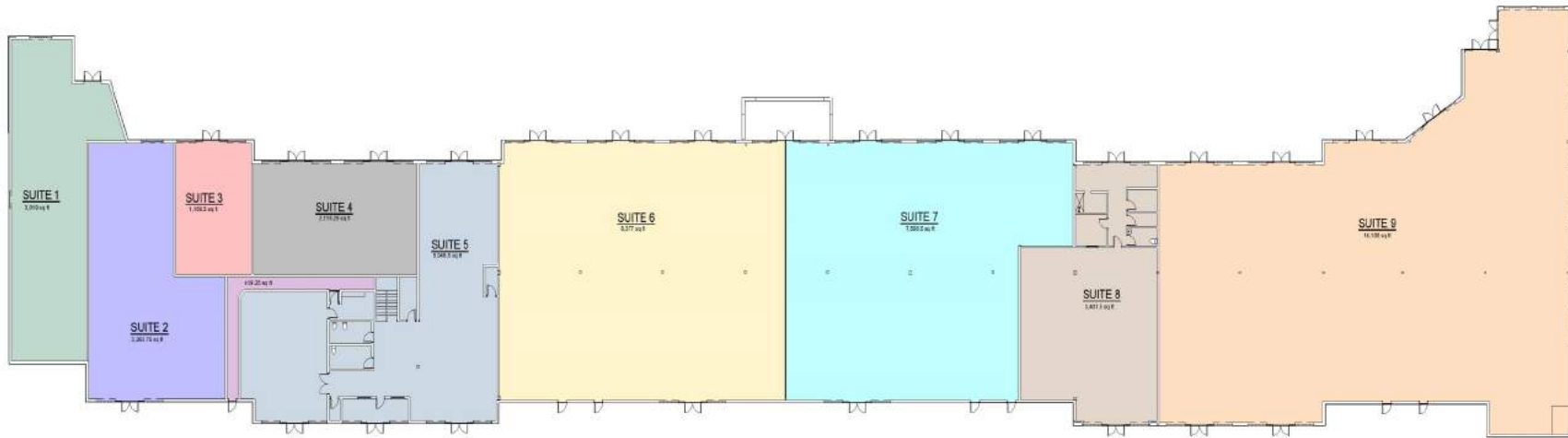
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REVISIONS: XXXXXXX

SHEET NO.:

**A-202**

JOB NO.: #P#



1 SITE PLAN/ FLOOR PLAN  
 SCALE: 1" = 20'

1	3,019 SQ.FT. RENTABLE	6	8,377 SQ.FT. RENTABLE
2	3,264 SQ.FT. RENTABLE	7	7,509 SQ.FT. RENTABLE
3	1,169 SQ.FT. RENTABLE	8	3,402 SQ.FT. RENTABLE
4	2,115 SQ.FT. RENTABLE	9	14,100 SQ.FT. RENTABLE
5	5,047 SQ.FT. RENTABLE	10	419 SQ.FT. COMMON AREA

**TOTAL BUILDING AREA:**  
**48,421 SQ.FT**



# RIVERSIDE PLAZA

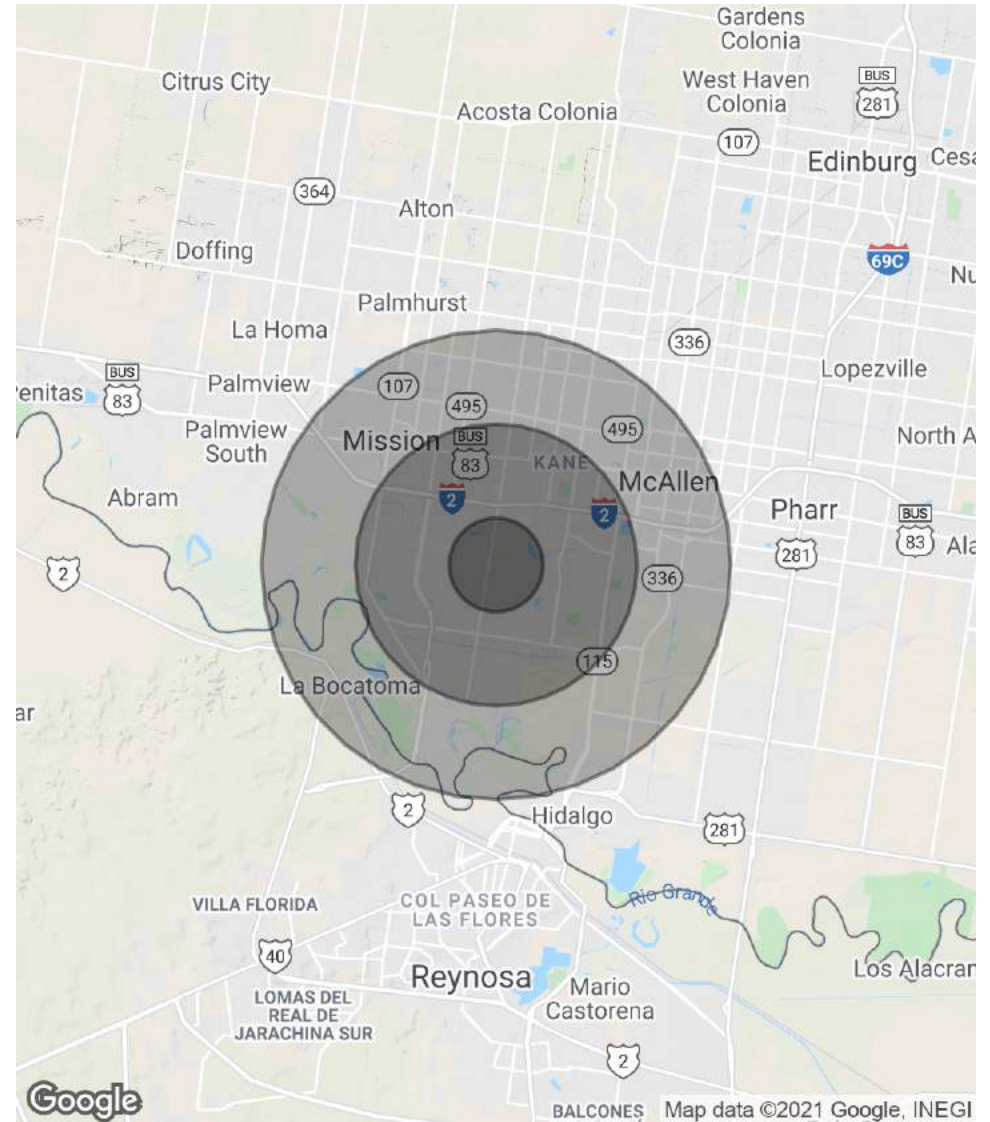
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LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,871	43,499	131,577
Average age	30.5	34.6	32.6
Average age (Male)	28.7	32.8	31.1
Average age (Female)	31.5	35.2	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,092	13,234	40,030
# of persons per HH	3.5	3.3	3.3
Average HH income	\$62,583	\$56,485	\$51,436
Average house value	\$239,216	\$144,108	\$133,813

\* Demographic data derived from 2010 US Census



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