



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## MISSION PLAZA

2310 E EXPRESSWAY 83  
Mission, TX 78573

AVAILABLE SPACE  
1,380 SF

### FEATURES

- Excellent Visibility Expressway 83 ( I-2)
- Proximity to Shopping, Entertainment, and Dining
- Multi-Tenant Retail Center



### Retail

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

**FOR LEASE**

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LEASE



## OFFERING SUMMARY

Available SF:	1,380 SF
Annual Rate:	\$22.00 SF
NNN:	\$9.00 SF/YR
Lot Size:	1.09 Acres
Building Size:	11,040 SF
Zoning:	Commercial
Traffic Count:	112,730 +/- VPD
Market:	Rio Grande Valley
Submarket:	Mission

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## PROPERTY OVERVIEW

Mission Plaza is an 11,040 square foot multi-tenant retail center in Mission, Texas. The Plaza is located in a dense retail trade area, the property is neighborhood by Walmart Supercenter, CVS, Khol's and many more. The property has excellent freeway visibility on the South Side of Expressway 83 (I-2).

## PROPERTY HIGHLIGHTS

- Excellent Expressway Frontage
- Easy Access to Expressway 83 (I-2)
- Proximity to Shopping, Entertainment, and Dining
- Multi-Tenant Retail Center
- Great for Retail, Medical, or Professional Service User
- Neighborhood by Mission Event Center, Cimarron Country Club, and Cinemark





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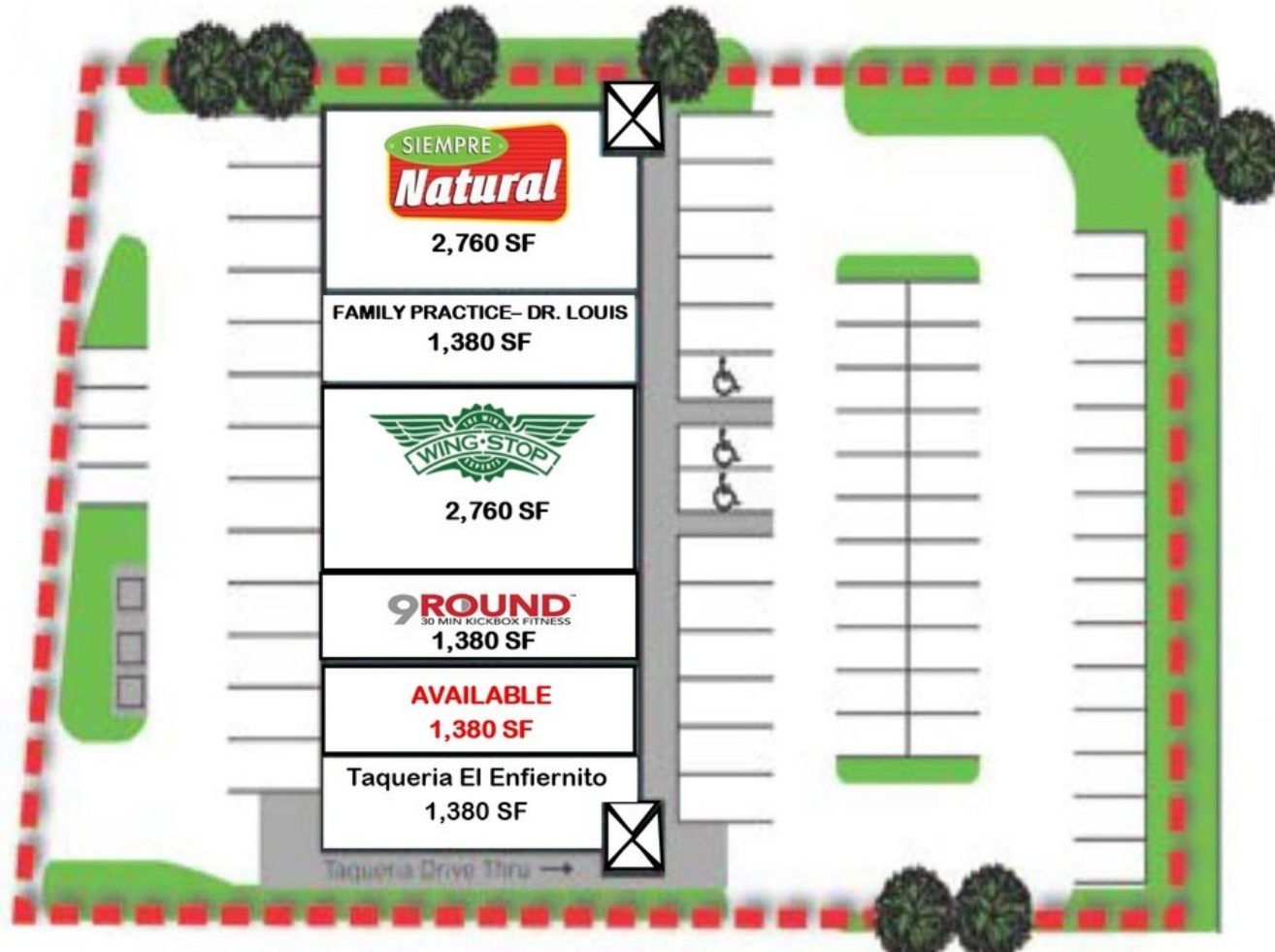


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### SITE PLAN



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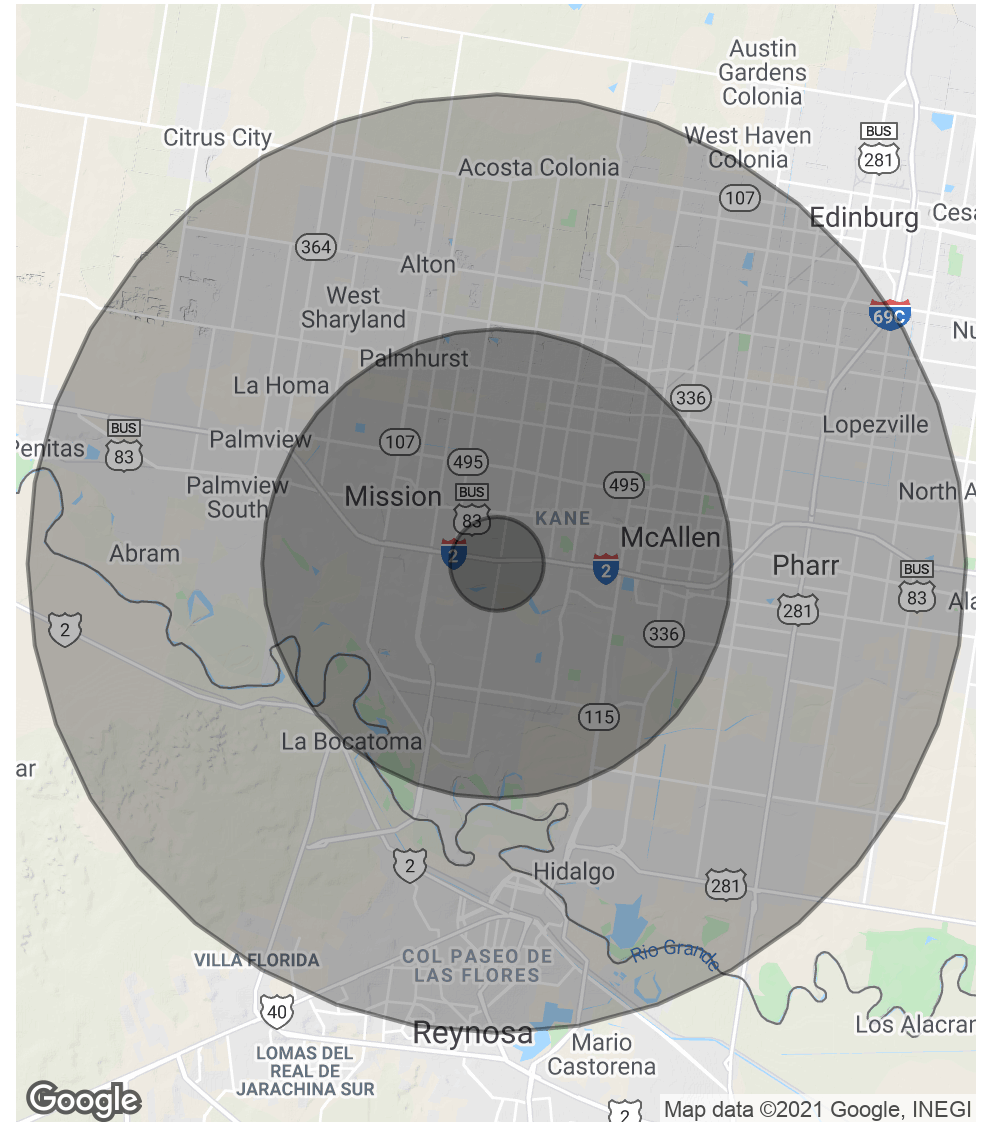
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,375	159,012	422,757
Average age	46.8	31.9	29.7
Average age (Male)	41.7	30.3	28.2
Average age (Female)	47.9	33.2	31.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,969	47,926	122,926
# of persons per HH	2.7	3.3	3.4
Average HH income	\$54,581	\$51,517	\$52,540
Average house value	\$100,600	\$128,660	\$112,519

\* Demographic data derived from 2010 US Census



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