



## NORTH TOWNE CENTRE

4900 N 10th Street. Suite G-1  
McAllen, TX 78504

AVAILABLE SPACE  
3,552 SF

LEASE RATE  
\$24.00 SF/yr (Gross)



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### OFFICE

Daniel Galvan, CCIM  
956.451.2983  
dgalvan@cbcworldwide.com  
TX #0561680

Rodolfo Guerra  
956.631.1322  
rdavidguerra@outlook.com  
TX #707211

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

# FOR LEASE

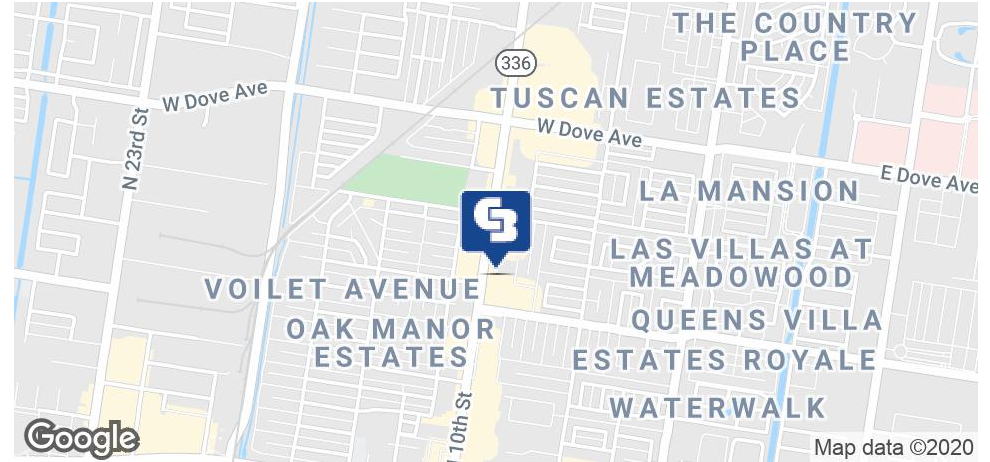
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## OFFERING SUMMARY

Available SF: 3,552 SF

Lease Rate: \$24.00 SF/yr (Gross)

Lot Size: 1.19 Acres

Year Built: 1992

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## PROPERTY OVERVIEW

This former Capital One Bank location is ideally located in North McAllen, TX, off of 10th Street and Violet Ave. The space is extremely well kept and is move-in ready for any Financial Services Provider. With a North McAllen location, the site experiences extremely high traffic and is surrounded by dense, residential development.

## PROPERTY HIGHLIGHTS

- High Traffic Area
- Great Visibility
- Ideal for Office or Professional Service User







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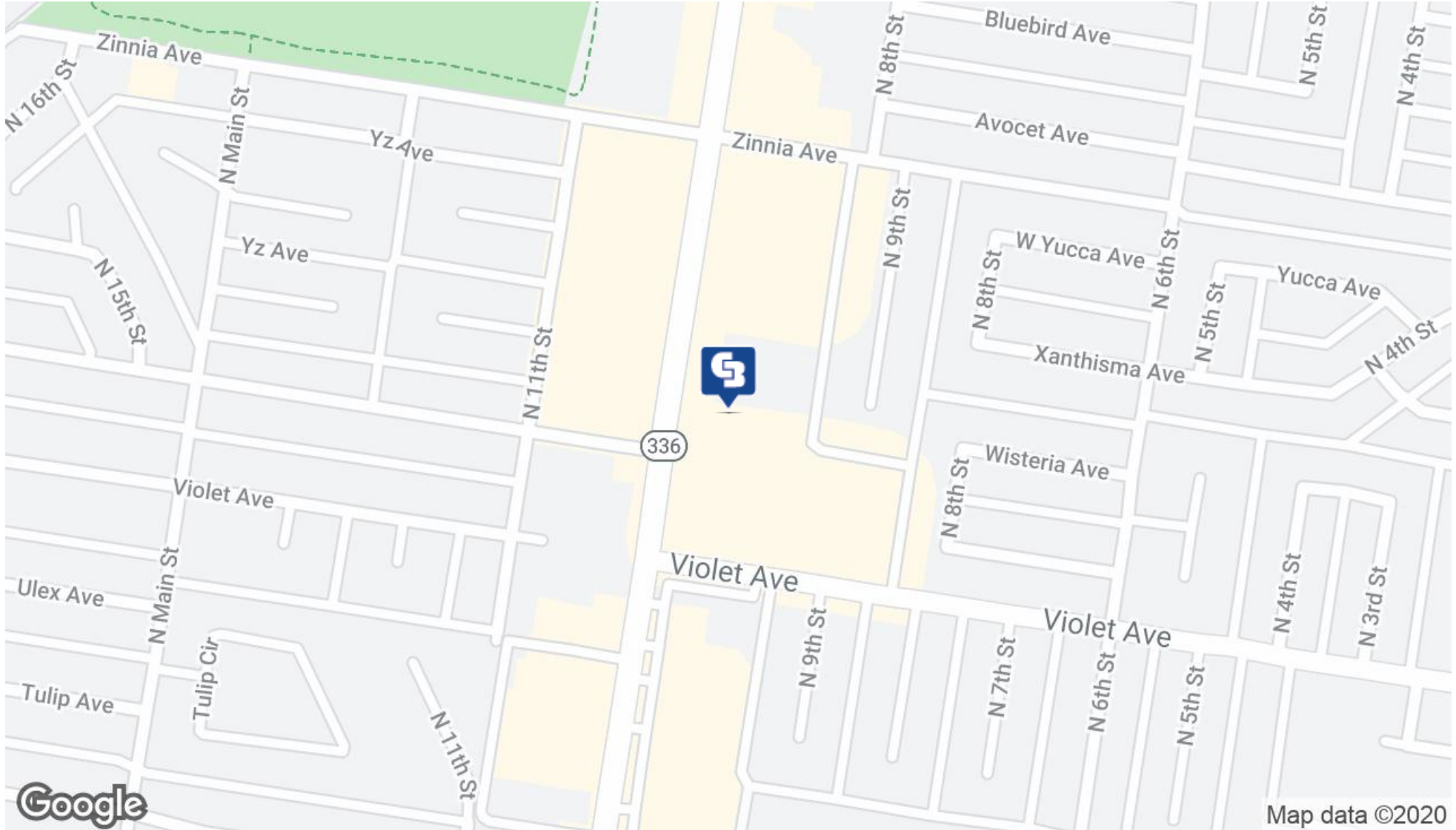




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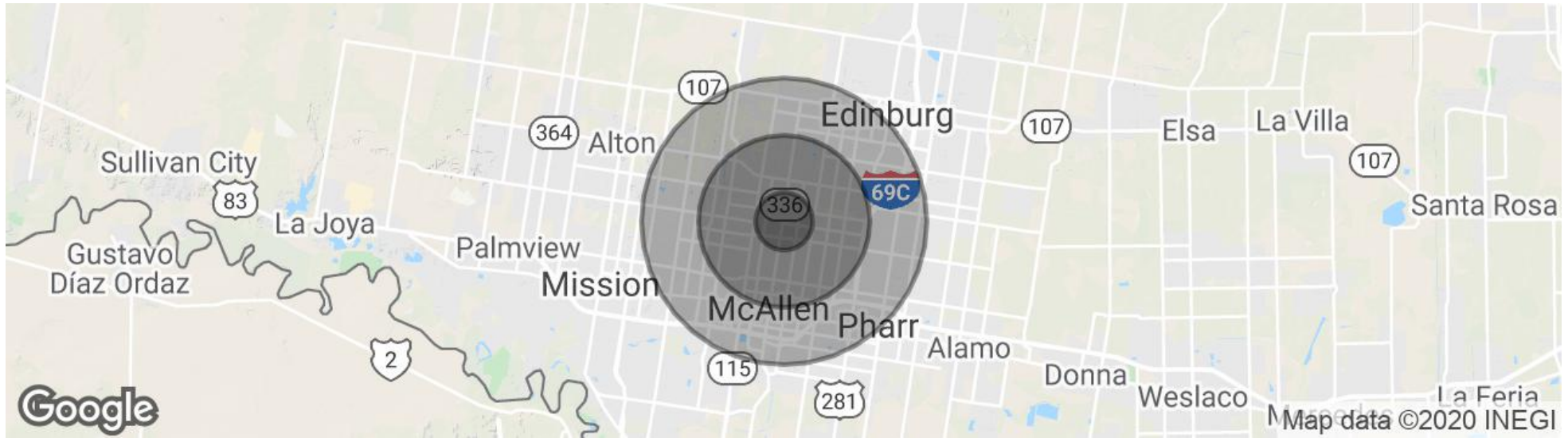




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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,295	90,723	211,042
Median age	32.3	31.3	30.8
Median age (Male)	30.0	29.5	29.4
Median age (Female)	35.0	33.5	32.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,219	29,397	65,503
# of persons per HH	2.7	3.1	3.2
Average HH income	\$71,459	\$63,188	\$57,741
Average house value	\$161,430	\$140,002	\$119,577

\* Demographic data derived from 2010 US Census

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