



**COLDWELL  
BANKER  
COMMERCIAL**

RIO GRANDE VALLEY

## MODERN SHOPS ON 83

\$20.00 SF/yr (NNN)

AVAILABLE SPACE

1,360 - 9,768 SF



Retail

Michael Pacheco  
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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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## MODERN SHOPS ON 83

4313 S. Bentsen Road, McAllen, TX 78503

LEASE



### OFFERING SUMMARY

Available SF:	1,360 - 9,768 SF
Lease Rate:	\$20.00 YR
NNN:	\$6.00 YR
Lot Size:	1.11 Acres
Year Built:	2015
Building Size:	13,090 SF
Market:	Rio Grande Valley
Submarket:	McAllen

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### PROPERTY OVERVIEW

Modern Shops on 83 is perfectly situated in one of McAllen, TX's busiest, commercial, districts, and has excellent frontage on Interstate 2. The mixed-use center has great access from Interstate 2, and is surrounded by dense, mixed-use development making it an excellent location for any retail, medical or office user.

### PROPERTY HIGHLIGHTS

- Proximity to Shopping, Dining and Entertainment
- Excellent Visibility Frontage on Interstate 2
- Heavy Traffic Location
- Expressway Frontage





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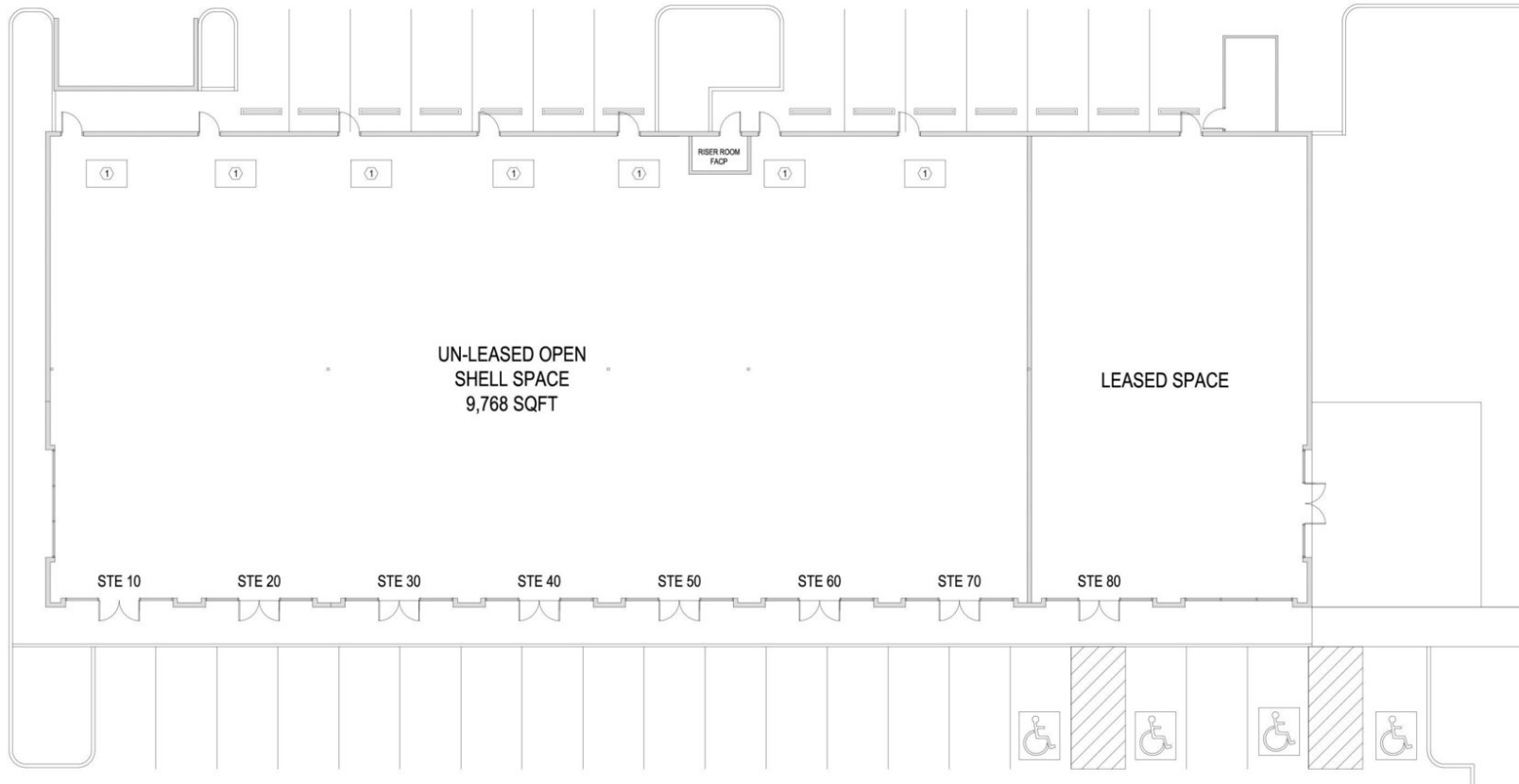
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### KEYED NOTES

① PLUMBING LEAVEOUT



① 4313 S. BENTSEN RD FLOOR PLAN  
NORTH SCALE: 1/16" = 1'-0"

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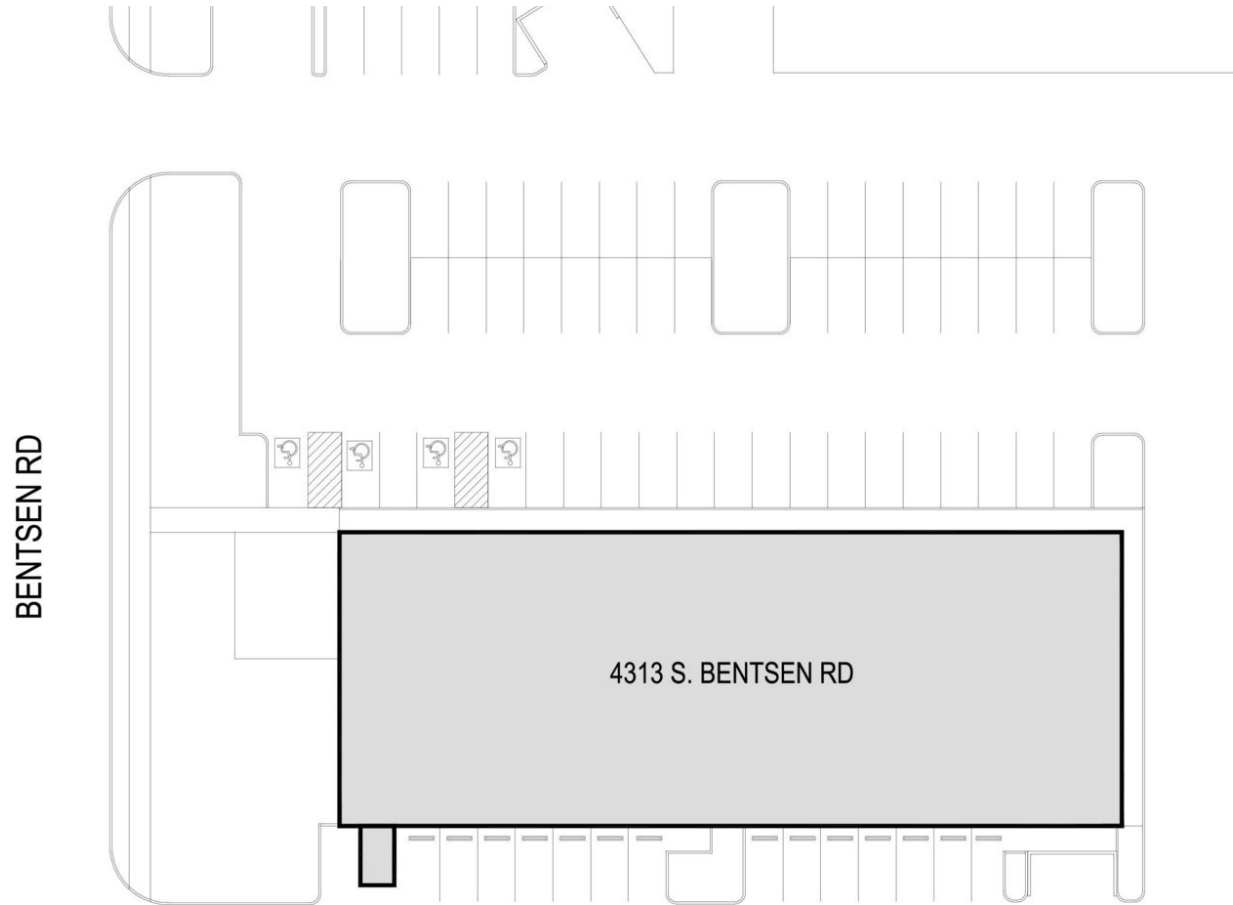
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▲ 4313 S. BENTSEN RD SITE PLAN

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,360 - 9,768 SF	Lease Rate:	\$20.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4313 S. Bentsen Road, Ste 1	Available	1,360 - 9,768 SF	NNN	\$20.00 SF/yr
4313 S. Bentsen Road, Ste 2	Available	1,360 - 9,768 SF	NNN	\$20.00 SF/yr
4313 S. Bentsen Road, Ste 3	Available	1,360 - 9,768 SF	NNN	\$20.00 SF/yr
4313 S. Bentsen Road, Ste 4	Available	1,360 - 9,768 SF	NNN	\$20.00 SF/yr
4313 S. Bentsen Road, Ste 5	Available	1,360 - 9,768 SF	NNN	\$20.00 SF/yr
4313 S. Bentsen Road, Ste 6	Available	1,360 - 9,768 SF	NNN	\$20.00 SF/yr
4313 S. Bentsen Road, Ste 7	Available	1,360 - 9,768 SF	NNN	\$20.00 SF/yr

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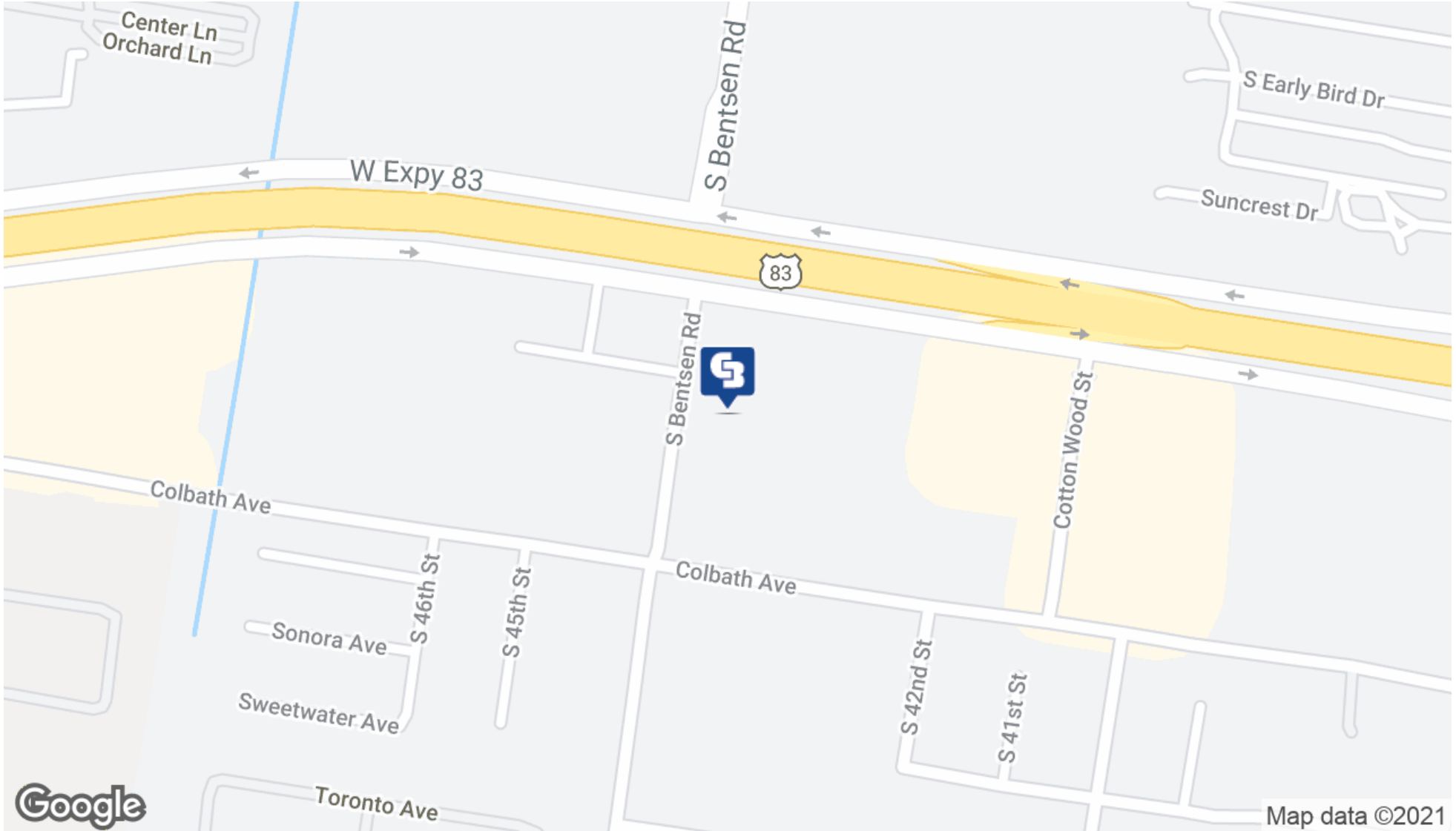




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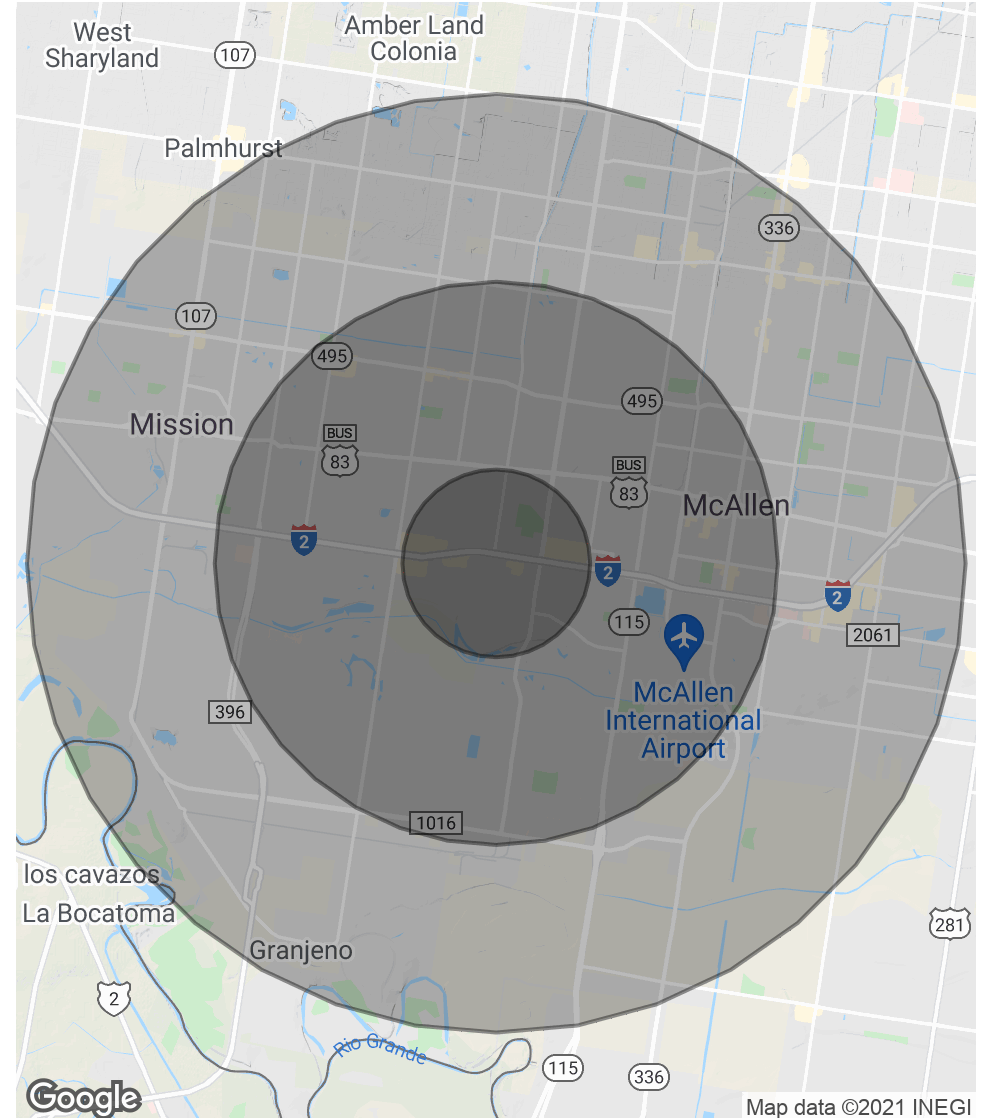
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,125	68,403	169,258
Average age	32.5	33.9	32.2
Average age (Male)	30.2	32.1	30.8
Average age (Female)	34.2	35.2	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,934	21,185	52,645
# of persons per HH	3.2	3.2	3.2
Average HH income	\$37,558	\$49,565	\$54,033
Average house value	\$64,700	\$125,978	\$140,049

\* Demographic data derived from 2010 US Census



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