



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FOR LEASE

GRIFFIN PARKWAY PLAZA

604 W. Griffin Parkway
Mission, TX 78572

AVAILABLE SPACE
900 SF

FEATURES

- Excellent visibility
- Great Exposure
- Ideal for any professional, retail or office user



RETAIL - OFFICE

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604 W. Griffin Parkway, Mission, TX 78572

LEASE



OFFERING SUMMARY

Available SF: 900 SF

Lease Rate: \$18 SF/YR
Gross

Year Built: 2019

Building Size: 6,552 SF

PROPERTY OVERVIEW

Griffin Parkway Plaza is a mixed-use center and is perfect for any professional, retail or office user. Frontage on Griffin Parkway allows for great exposure and excellent visibility

PROPERTY HIGHLIGHTS

- Excellent visibility
- Great Exposure
- Ideal for any professional, retail or office user

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SITE PLAN LAYOUT

LEGAL DESCRIPTION:
 THE EAST 0.88 ACRE TRACT OUT OF THE WISE 3.41 ACRES,
 OUT OF A 5-02 ACRES, TRACT OUT OF LOT 25-5 WEST ADDITION TO
 SHARPLAND SUBDIVISION, HEMLOCK COUNTY TEXAS
 604 W.GRIFFIN PARK
 NR. FLUMENCIO CEPEDA JR.



TOTAL TOTAL AREA = 6,300.0 FT ²
USE - RETAIL - 4,972.0
LOT AREA - 27,657.0 FT ²
PARKING REQ'D - 31 SPACES
PARKING PROVIDED - 31 SPACES
LANDSCAPE REQ'D - 6,300.0 FT ²
LANDSCAPE PROVIDED = 6,300.0 FT ²

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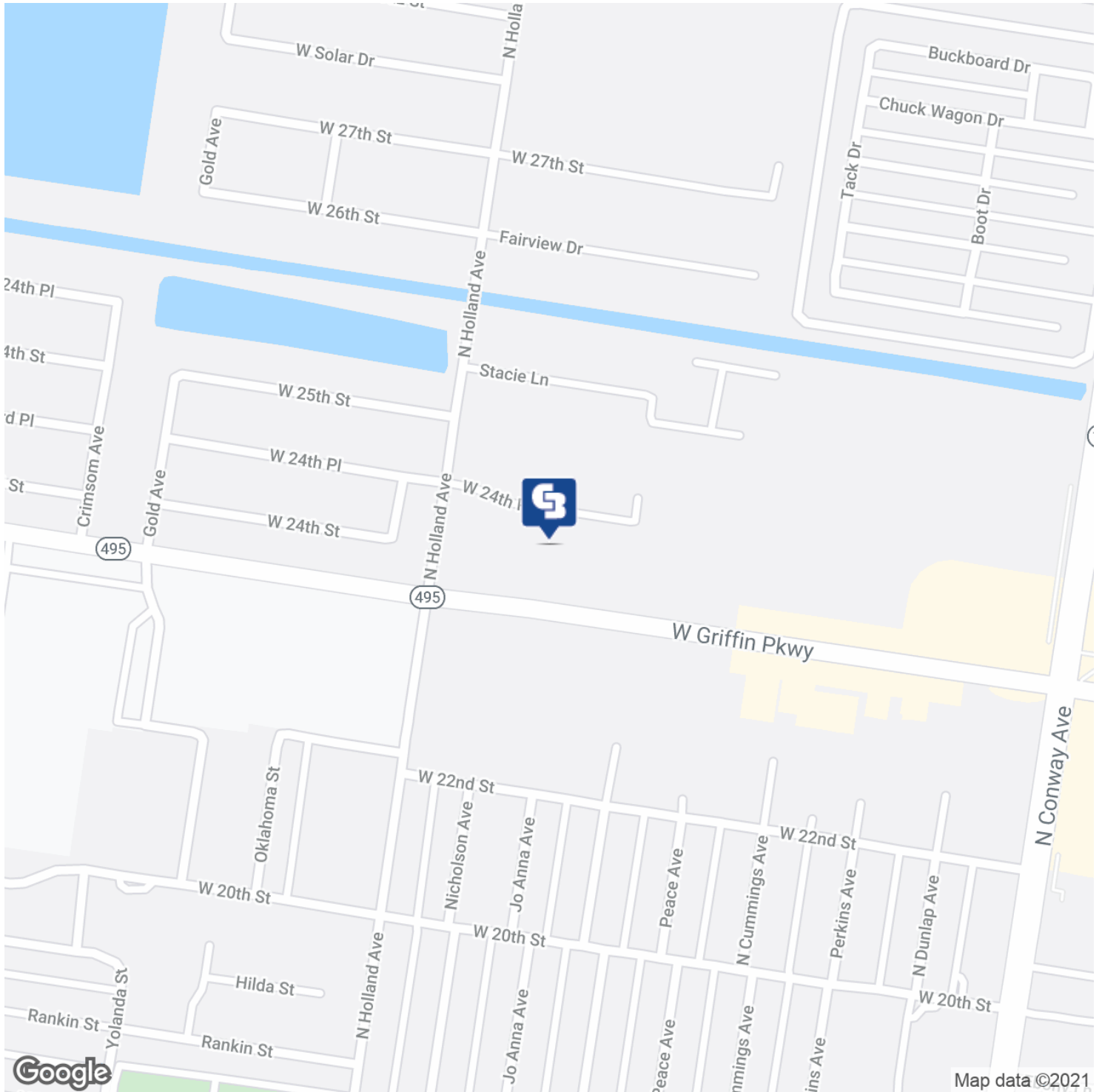




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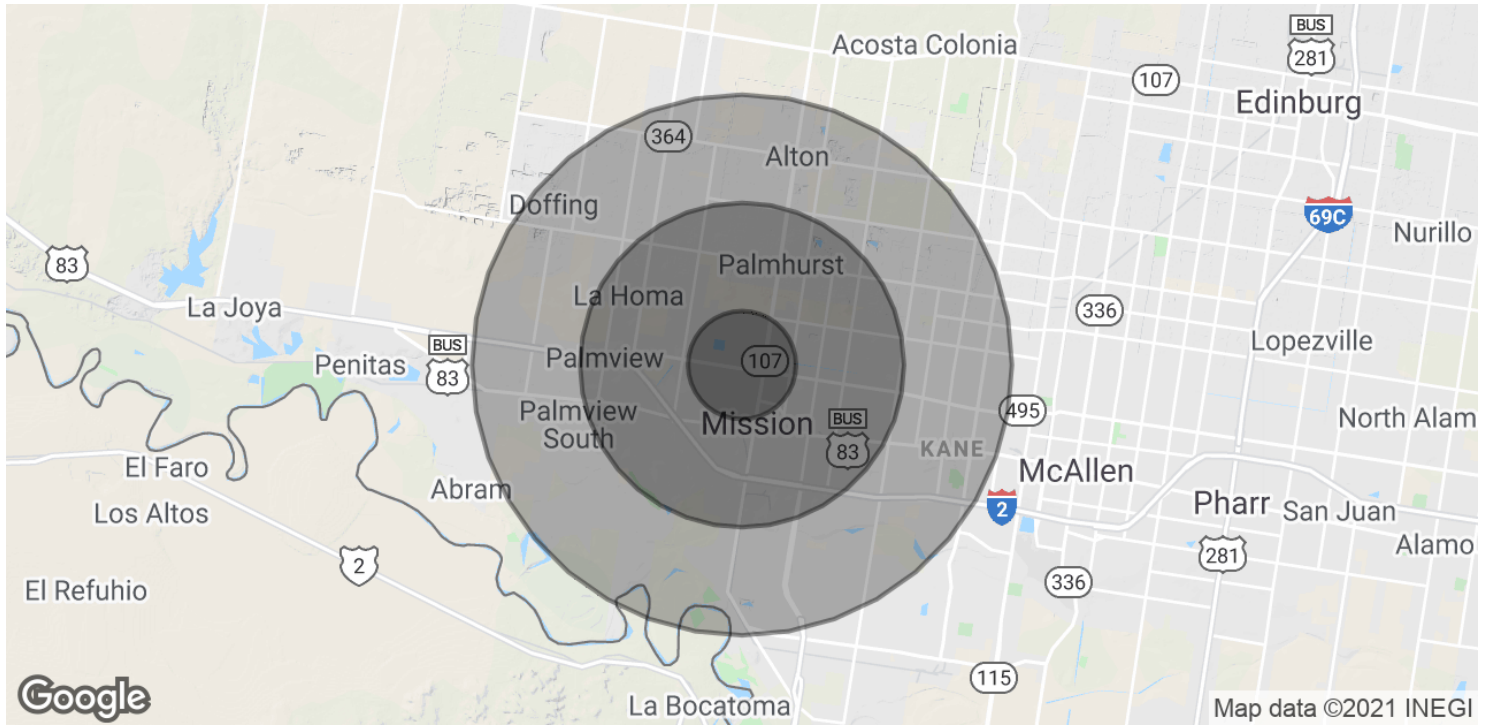
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,198	71,315	143,708
Average age	30.0	30.5	30.0
Average age (Male)	28.3	28.9	28.5
Average age (Female)	32.4	31.7	31.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,401	20,344	40,419
# of persons per HH	3.3	3.5	3.6
Average HH income	\$47,304	\$48,967	\$51,904
Average house value	\$71,914	\$97,283	\$112,412

* Demographic data derived from 2010 US Census

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