



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

STEWART PLAZA

\$18.00 SF/yr (Gross)

AVAILABLE SPACE

1,794 SF



FOR LEASE

CBCWORLDWIDE.COM

Medical - Office

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



STEWART PLAZA

1110 S. Stewart Road , San Juan, TX 78589

LEASE



OFFERING SUMMARY

Available SF: 1,794 SF

Lease Rate: \$18.00 SF/yr (Gross)

Lot Size: 1.86 Acres

Year Built: 2009

Building Size: 7,835 SF

Zoning: Commercial

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PROPERTY OVERVIEW

Turn key clinic available within Stewart Plaza. Conveniently located in San Juan, at the immediate corner of Stewart Rd. and Sam Houston Blvd. Ideal for any medical user looking to take advantage of the 12 schools within a 3-mile radius, including the 2 campuses right across the street.

PROPERTY HIGHLIGHTS

- Corner Location
- Turn-Key Clinic
- High Traffic
- Proximity to Interstate 2



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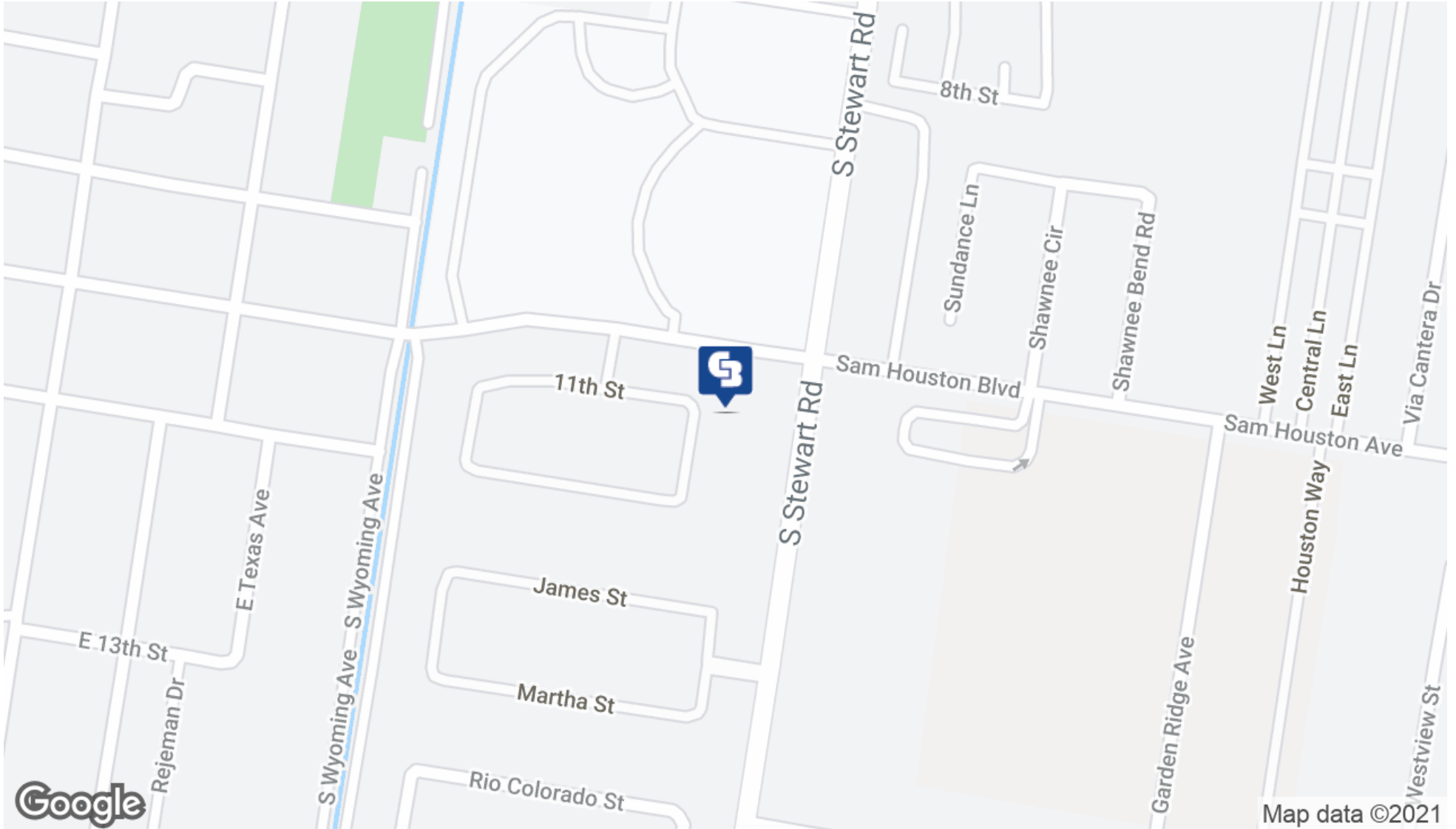
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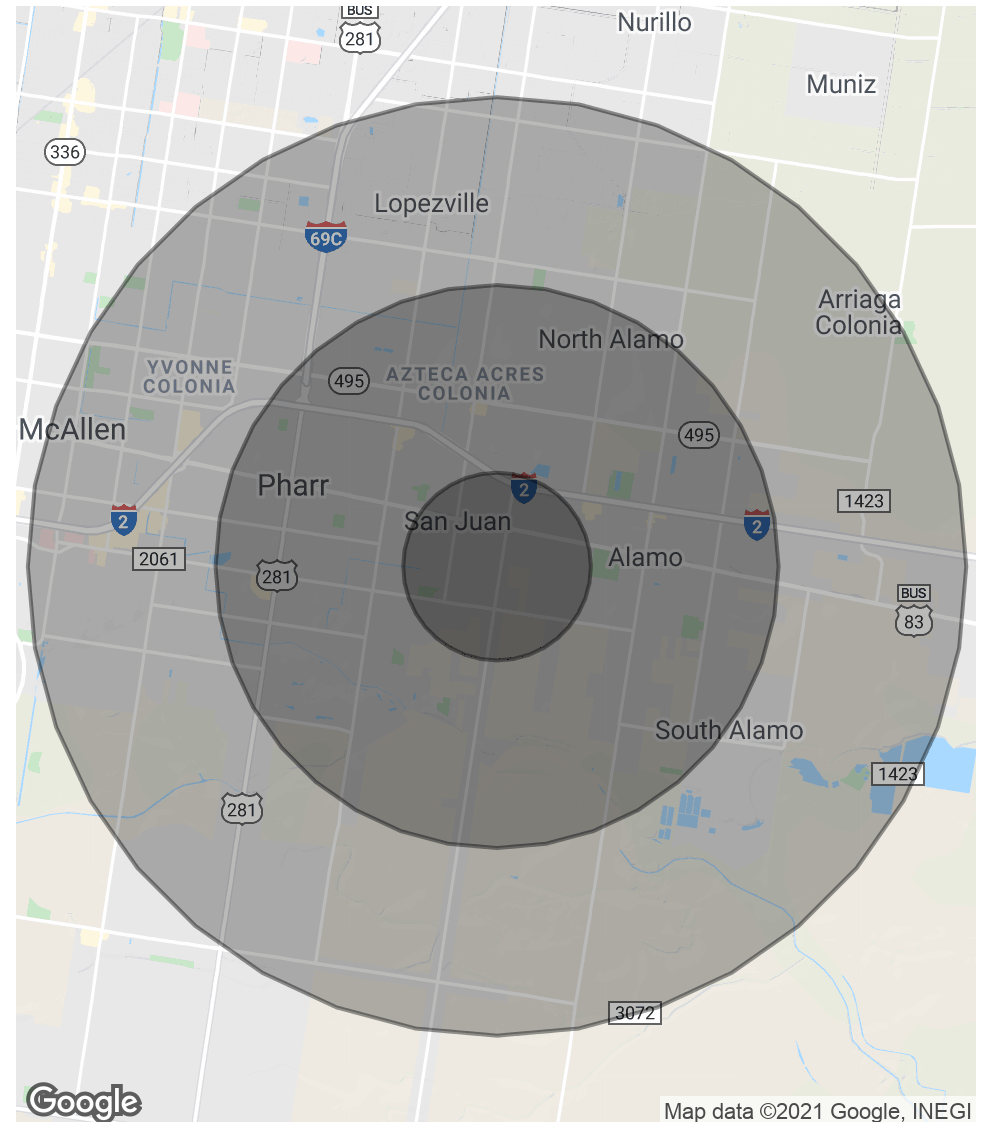
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,920	69,545	157,619
Average age	25.5	29.3	28.6
Average age (Male)	23.6	27.5	27.1
Average age (Female)	28.0	31.0	30.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,877	19,409	43,818
# of persons per HH	3.7	3.6	3.6
Average HH income	\$39,824	\$41,632	\$42,161
Average house value	\$65,218	\$84,908	\$88,036

* Demographic data derived from 2010 US Census



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