

TWENTY SEVENTEEN SOUTH 10TH STREET

2017 S. 10th
McAllen, TX 78503

AVAILABLE SPACE
3,320 - 18,431 SF

FEATURES

- Excellent Visibility
- Proximity to Shopping, Entertainment, and Dining
- McAllen Miller International Airport



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FOR LEASE



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LEASE



OFFERING SUMMARY

Available SF:	3,320 - 18,431 SF
Annual Rate:	\$18.00 SF/YR
NNN:	\$6.75 SF/YR
Year Built:	1982
Building Size:	22,000 SF
Zoning:	CO
Submarket:	Rio Grande Valley

PROPERTY OVERVIEW

Twenty Seventeen South 10th Street Plaza is located in one of McAllen, TX busiest retail districts. This multi-tenant strip center sits directly across from the La Plaza Mall, one of Simon Properties highest grossing malls, and has excellent Expressway proximity. The site also has proximity to Entertainment, Shopping, and Dining. The exposure from La Plaza Mall provides this premier strip center with excellent exposure and makes it ideal for retail and professional service users.

PROPERTY HIGHLIGHTS

- Easy Access from Interstate 2 (Expressway 83)
- Proximity to Shopping, Dining, and Entertainment
- Directly Across from La Plaza Mall
- Proximity to McAllen's Miller International Airport

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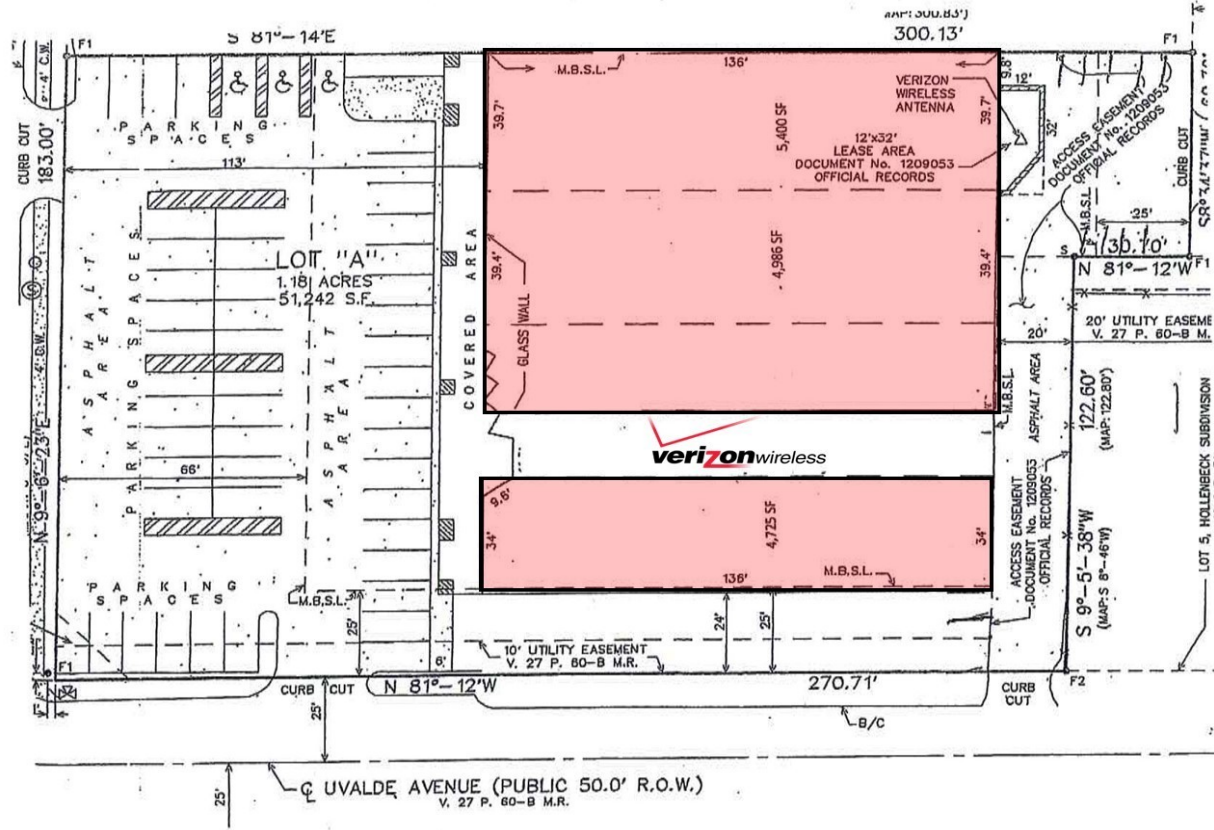




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,476	174,571	481,741
Average age	36.3	31.6	29.8
Average age (Male)	35.0	29.8	28.2
Average age (Female)	37.5	33.4	31.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,607	54,784	140,479
# of persons per HH	2.8	3.2	3.4
Average HH income	\$51,707	\$51,424	\$51,637
Average house value	\$255,011	\$118,402	\$111,993

* Demographic data derived from 2010 US Census

