

SOUTH MCALLEN EXPRESSWAY SITE

1501 S. 10TH ST
McAllen, TX 78504

AVAILABLE SPACE
1,877 SF

FEATURES

- Hard-Corner, Expressway Location
- High Traffic and Expressway Visibility
- Drive Thru Set Up
- Complete Restaurant Set Up with Drive - Thru



Retail - Restaurant

Daniel Galvan, CCIM

Principal
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Michael Pacheco

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FOR LEASE



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1501 S. 10TH ST , McAllen, TX 78504

LEASE



OFFERING SUMMARY

Available SF: 1,877 SF

Lease Rate: Negotiable

Lot Size: 0.43 Acres

Year Built: 2014

Traffic Count 140,000 +/- VPD

PROPERTY OVERVIEW

This former restaurant location is ideally situated in South McAllen, TX. The building is perfectly set up with a drive-thru and sits at one of McAllen's premier, hard-corner intersections. The site is perfect for any QSR (Quick Service Restaurant), medical, or retail user. The site has proximity to Simon's La Plaza Mall, area entertainment, dining, and more.

PROPERTY HIGHLIGHTS

- Hard Corner Location
- High Traffic Intersection
- Complete Restaurant Set Up with Drive - Thru
- Proximity to Simon's La Plaza Mall
- Excellent Visibility from Expressway 83 (Interstate 2)
- Proximity to McAllen's International Airport
- Expressway Pole Signage Available

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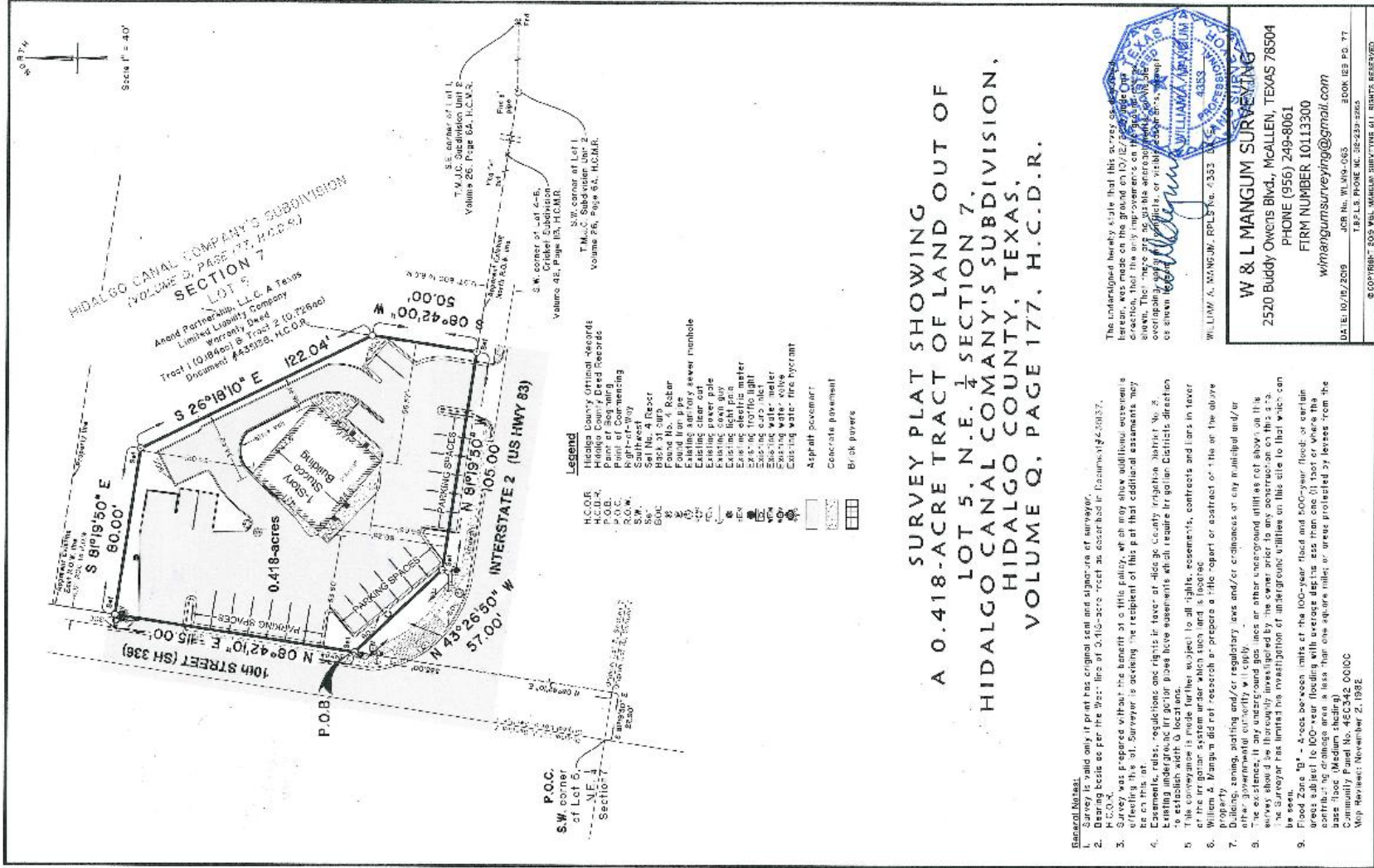




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**SURVEY PLAT SHOWING
A 0.418-ACRE TRACT OF LAND OUT OF
LOT 5, N.E. 1/4 SECTION 7,
HIDALGO CANAL COMPANY'S SUBDIVISION,
HIDALGO COUNTY, TEXAS,
VOLUME Q, PAGE 177, H.C.D.R.**



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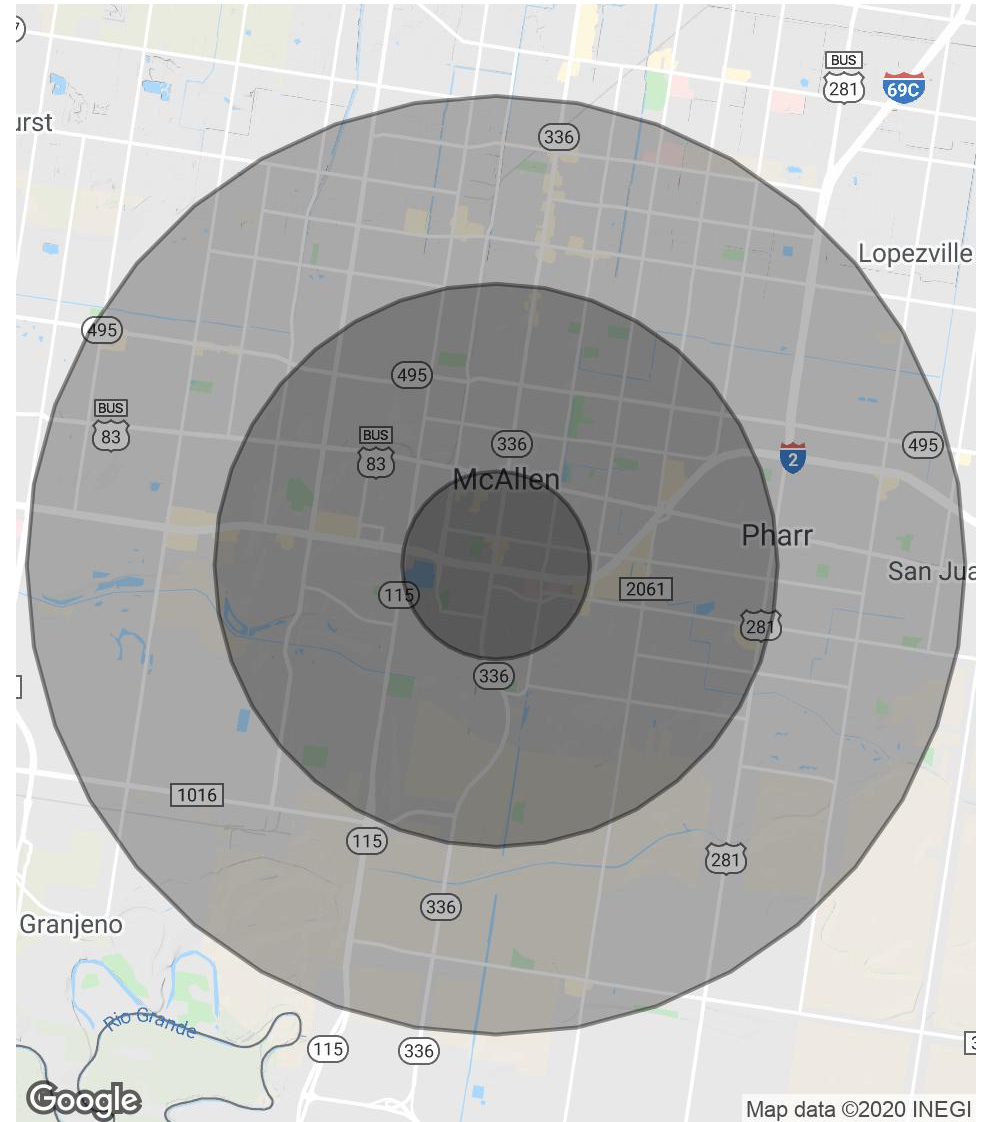
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,912	68,739	184,594
Average age	35.7	32.0	31.6
Average age (Male)	34.7	30.2	29.9
Average age (Female)	36.7	34.1	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,400	22,079	57,830
# of persons per HH	2.9	3.1	3.2
Average HH income	\$43,903	\$46,564	\$52,463
Average house value	\$254,796	\$131,930	\$118,021

* Demographic data derived from 2010 US Census



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