



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

CAGE PLAZA

1233 S Cage Blvd
Pharr, TX 78577

AVAILABLE SPACE
4,008 SF



Retail - Office - Professional Service

Michael Pacheco
956 739 5172
michael.pacheco@cbcworldwide.com

Marc Moran
956 784 9874
marcos.moran@cbcworldwide.com

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

FOR LEASE

CBCWORLDWIDE.COM



CAGE PLAZA

1233 S Cage Blvd, Pharr, TX 78577

LEASE



OFFERING SUMMARY

Available SF:	4,008 SF
Lease Rate:	\$20.00 SF/YR
NNN:	\$7.62 SF/YR
Year Built:	2016
Minimum Divisible:	995 SF
Max Conitguous:	3,013 SF

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PROPERTY OVERVIEW

Cage Plaza is located at the Northeast corner of Cage Boulevard and Ridge Road, in Pharr, TX. The Plaza sits at a signal-controlled intersection and sits cad-i-corner to HEB Plus! The property fronts two of Pharr, TX's major arterial roads and experiences high, day and night traffic. The Center has proximity to major Medical Facilities, Entertainment, Shopping, and Dining.

PROPERTY HIGHLIGHTS

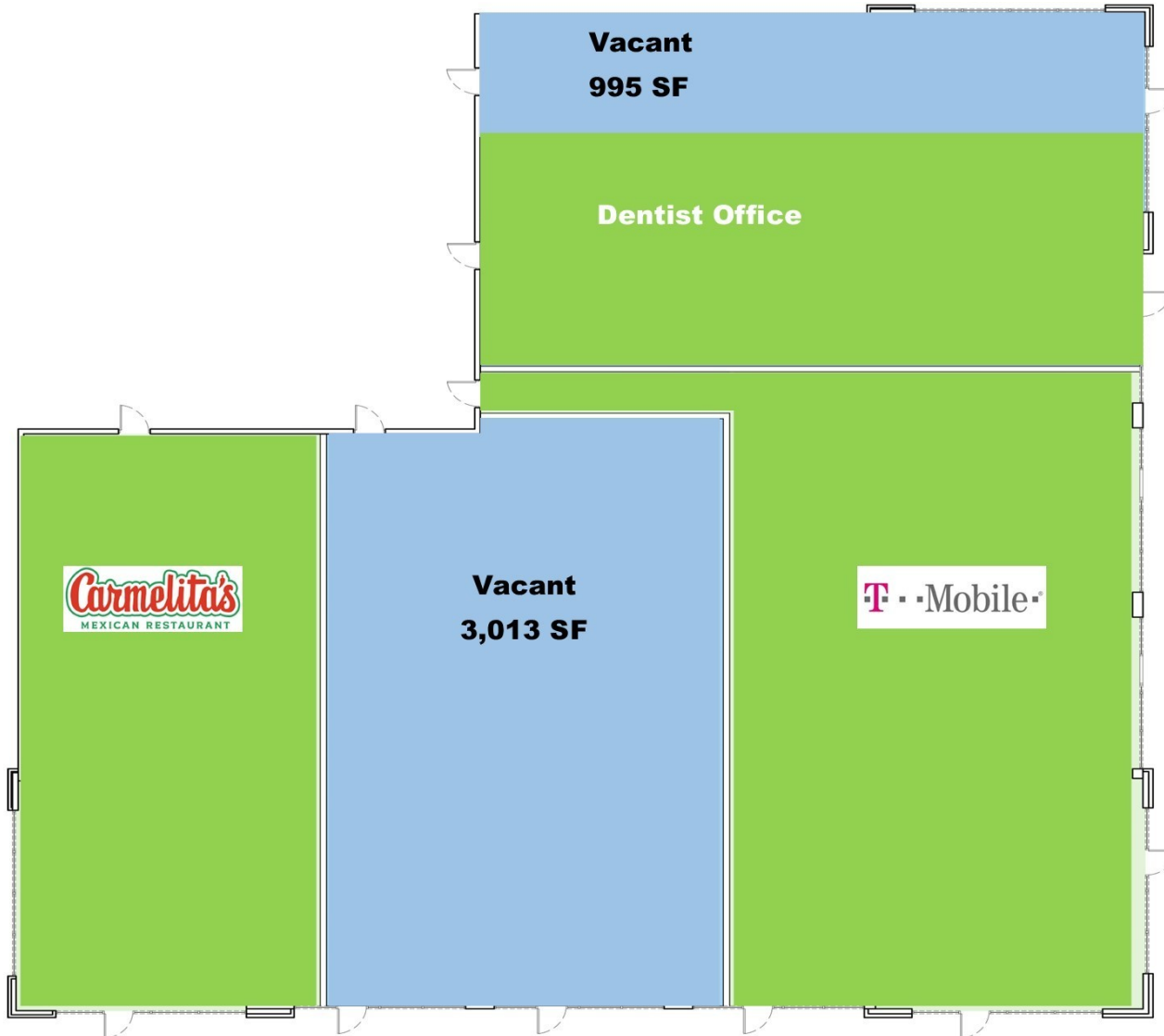
- High Traffic Area
- Proximity to major Medical Facilities
- Excellent Visibility & Accessibility



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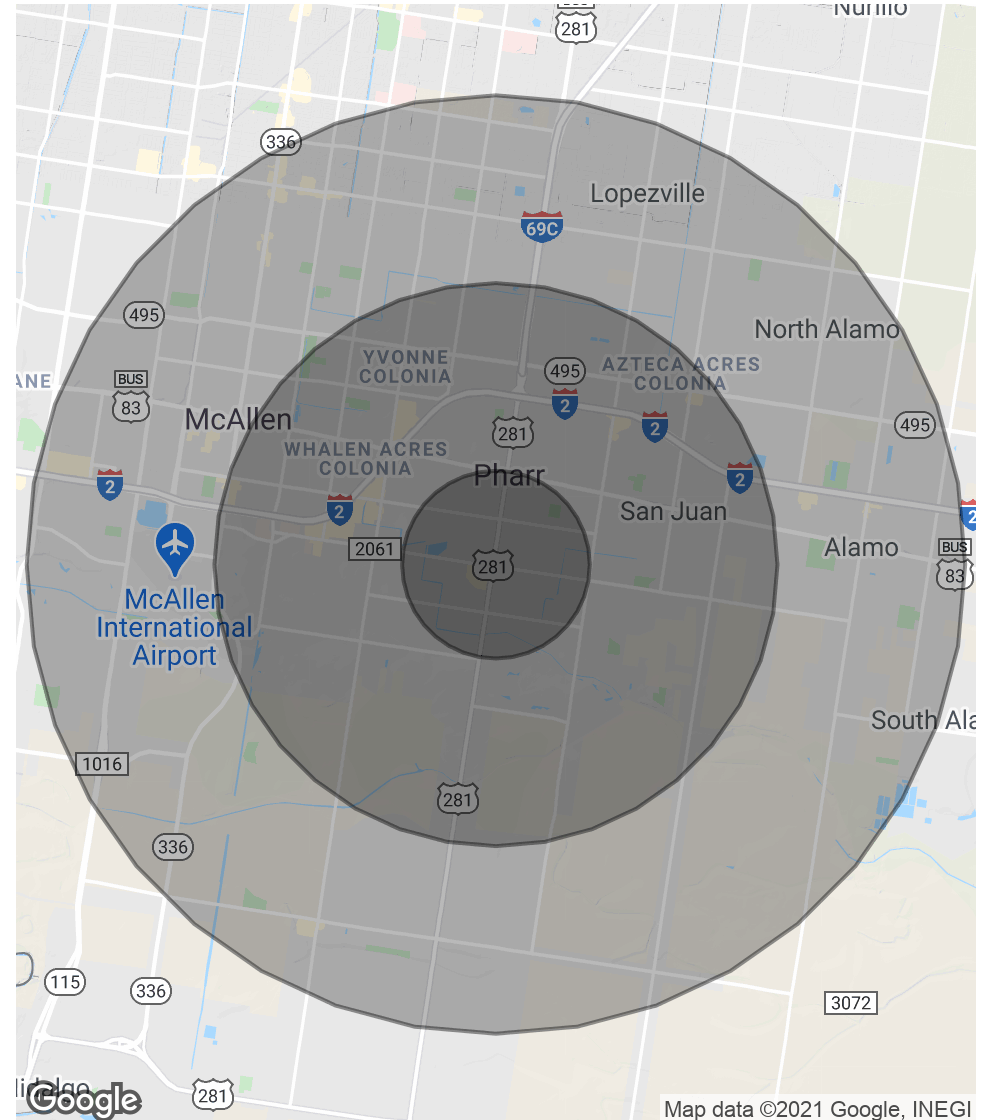
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,806	64,815	176,238
Average age	33.5	30.1	29.6
Average age (Male)	29.9	28.4	27.9
Average age (Female)	37.0	31.9	31.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,492	19,404	52,105
# of persons per HH	3.1	3.3	3.4
Average HH income	\$49,138	\$46,456	\$46,157
Average house value	\$93,869	\$98,905	\$99,307

* Demographic data derived from 2010 US Census



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