



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FREDDY GONZALEZ PLAZA

\$18.00 SF/yr (NNN)

AVAILABLE SPACE

1,260 SF



FOR LEASE

CBCWORLDWIDE.COM

Retail

Daniel Galvan, SIOR, CCIM

956 451 2983

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Michael Pacheco

956 739 5172

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



FREDDY GONZALEZ PLAZA

1627 S. McColl Road , Edinburg, TX 78539

LEASE



OFFERING SUMMARY

Available SF:	1,260 SF
Lease Rate:	\$18.00 SF/YR
NNN's :	\$4.50 SF/YR
Lot Size:	0.22 Acres
Year Built:	2008
Building Size:	2,520 SF
Zoning:	Commercial

PROPERTY OVERVIEW

Freddy Gonzalez Plaza is located in Edinburg, Texas, positioned in a growing retail area. The site is caddy corner to H-E-B Grocery Store and other notable users like Church's, Auto Zone, Walgreens and more. This space sees heavy traffic and is surrounded by both multi-family and single family residential developments.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Excellent Accessibility
- H.E.B. Shadow Anchored
- High Visibility

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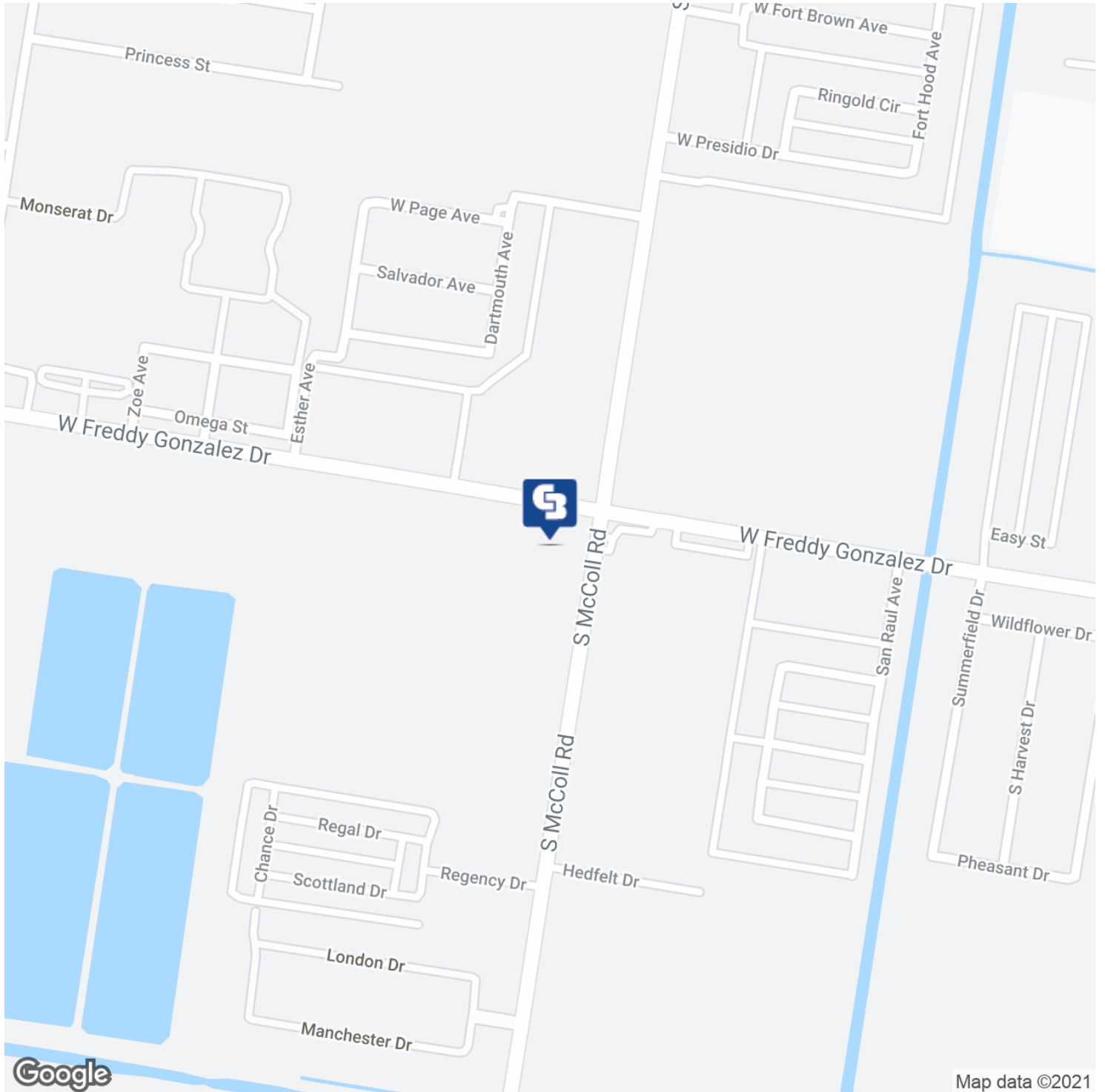




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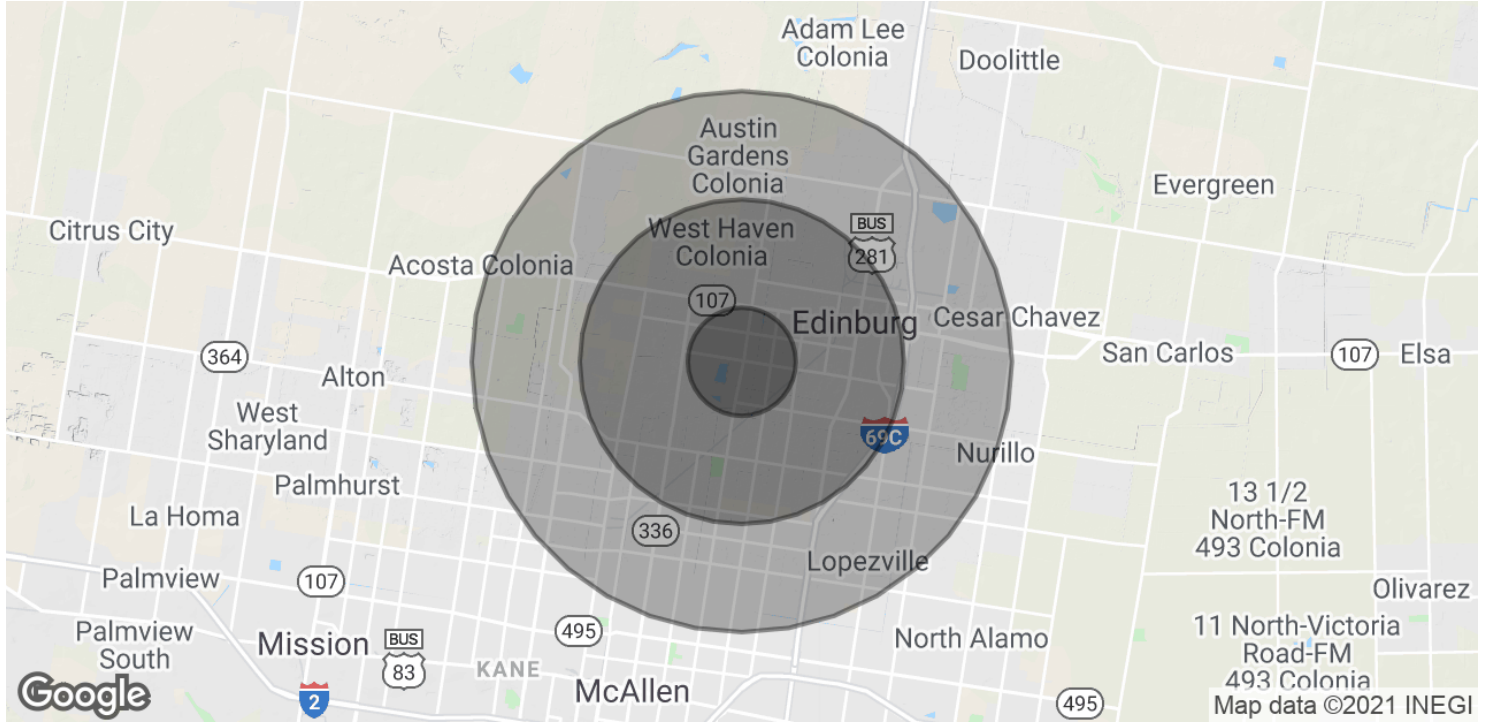


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,250	62,374	156,881
Average age	29.9	29.7	29.5
Average age (Male)	30.0	28.5	27.8
Average age (Female)	30.0	31.1	31.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,527	19,840	49,032
# of persons per HH	2.9	3.1	3.2
Average HH income	\$67,516	\$67,526	\$60,252
Average house value	\$192,428	\$173,114	\$126,340

* Demographic data derived from 2010 US Census

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