



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

122 N. ALAMO ROAD, STE 3

Alamo, TX 78516

AVAILABLE SPACE

1,404 SF



Office - Medical - Professional Service

Daniel Galvan, SIOR, CCIM
956 451 2983
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FOR LEASE

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



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OFFERING SUMMARY

Available SF: 1,404 SF

Lease Rate: \$12.00 SF

Year Built: 2009

Market: Rio Grande Valley

Submarket: Alamo

PROPERTY OVERVIEW

Excellent medical/office space in Alamo, TX. Aggressive Landlord offering rent abatement, TI Allowances, and negotiable lease rates.

PROPERTY HIGHLIGHTS

- Excellent Visibility
- Proximity to Interstate 2
- Easily Accessible

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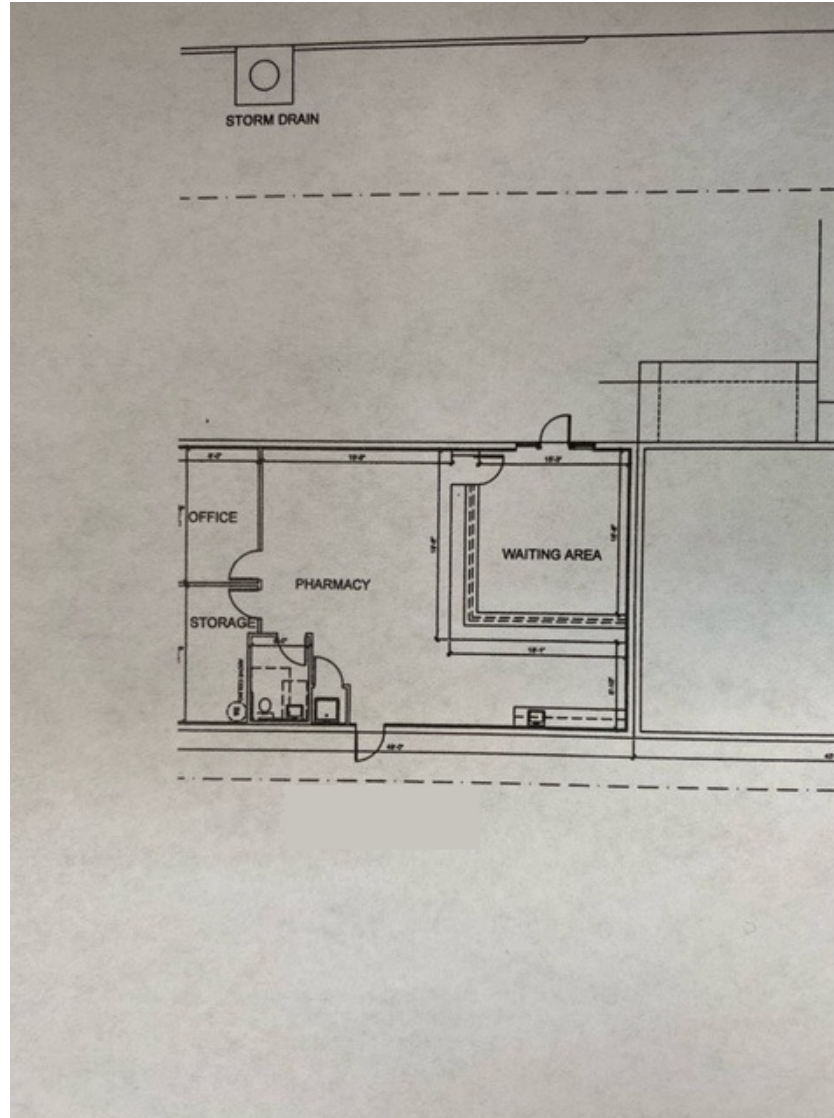
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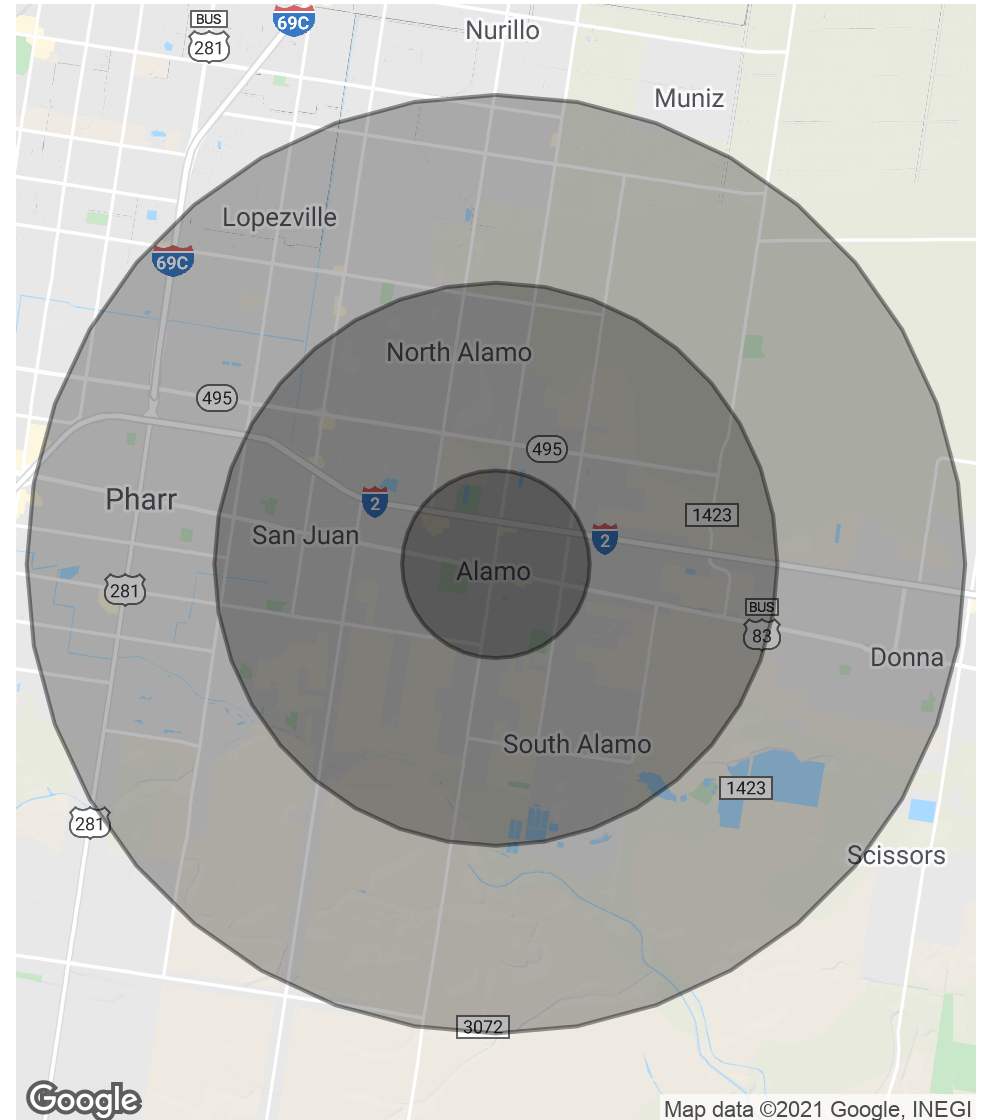
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,428	57,977	141,974
Average Age	34.2	29.0	28.4
Average Age (Male)	31.6	27.4	27.2
Average Age (Female)	34.7	30.3	29.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,893	15,845	38,454
# of Persons per HH	3.4	3.7	3.7
Average HH Income	\$42,154	\$39,919	\$39,611
Average House Value	\$101,904	\$87,642	\$82,125

* Demographic data derived from 2010 US Census



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