

## STONE OAK PLAZA

\$28.00 SF/yr (NNN)

3701 W. Expressway 83  
McAllen, TX 78503

AVAILABLE SPACE  
3,000 SF

### AREA

Excellent site with expressway frontage, proximity to shopping, dining and entertainment.



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**COLDWELL BANKER COMMERCIAL**  
RIO GRANDE VALLEY  
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**FOR LEASE**

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LEASE



## OFFERING SUMMARY

Available SF: 3,000 SF

Lease Rate: \$28.00 SF/yr (NNN)

Building Size: 9,236 SF

## PROPERTY OVERVIEW

This anchored Shopping Center is located in one of McAllen, TX's busiest retail districts allowing for extremely, high traffic area with great visibility. The site enjoys easy access and is surrounded by dense retail development. The shopping center has excellent proximity to major, arterial roads allowing for easy access to I-2.

## PROPERTY HIGHLIGHTS

- Proximity to National Retailers
- Heavy Traffic Area
- Excellent Visibility
- Expressway Frontage

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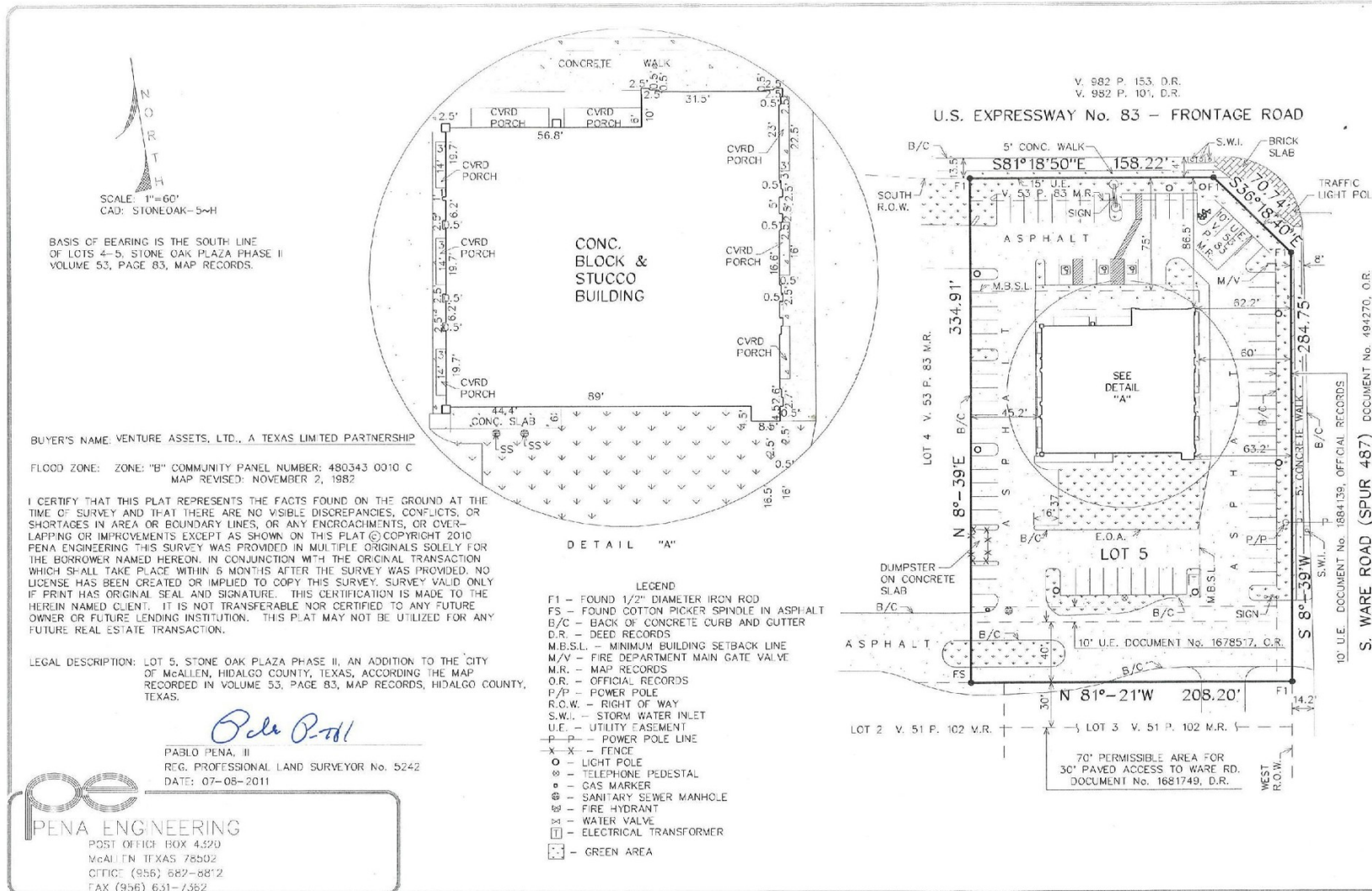




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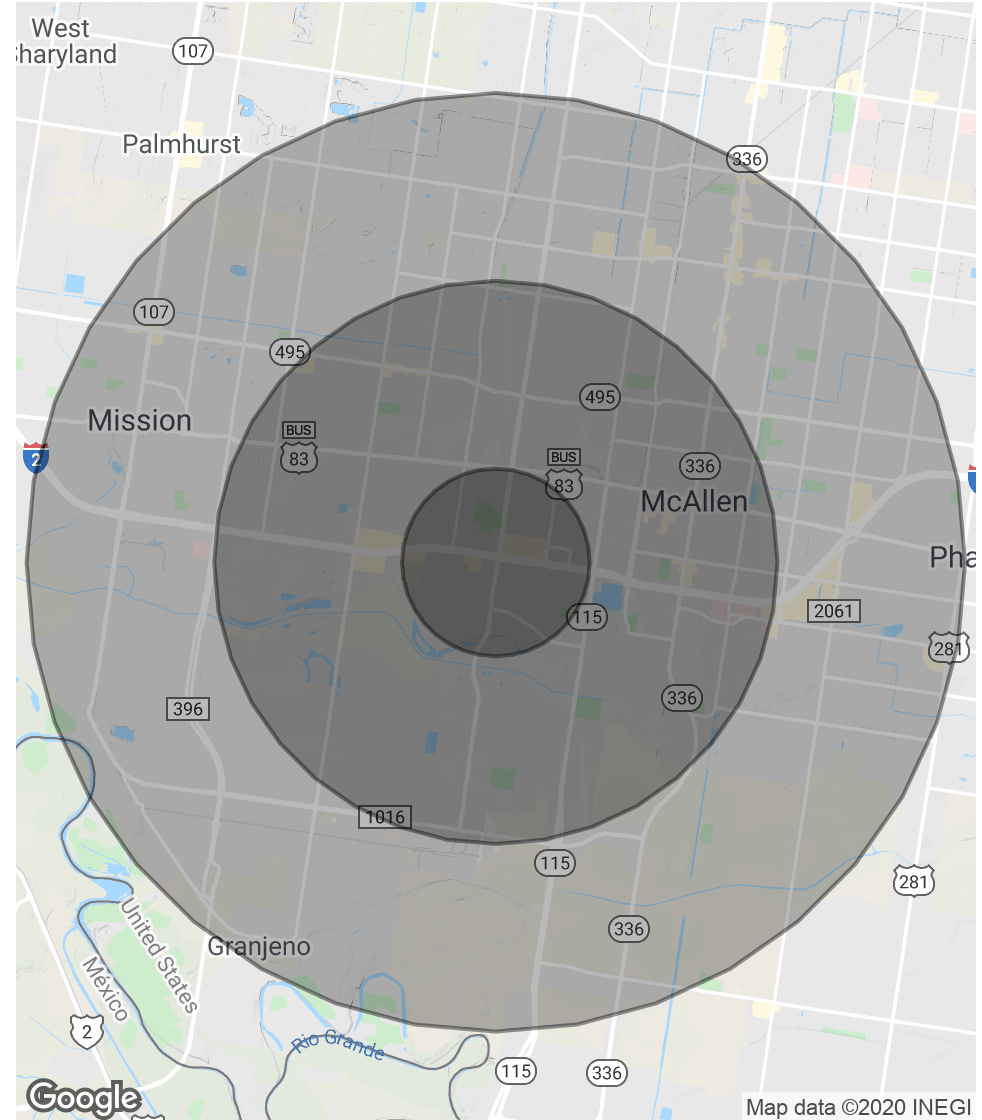
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,196	69,322	172,174
Average age	29.8	33.4	32.3
Average age (Male)	28.1	31.6	30.9
Average age (Female)	31.5	35.0	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,896	21,522	54,091
# of persons per HH	3.3	3.2	3.2
Average HH income	\$35,421	\$48,203	\$54,825
Average house value	\$60,033	\$123,753	\$141,114

\* Demographic data derived from 2010 US Census



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