



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FOR LEASE

7013 S. CAGE BLVD

7013 S. Cage Blvd
Pharr, TX 78577

AVAILABLE SPACE
5,450 SF

FEATURES

- Ideal for Medical and Office
- High Traffic Area
- TI Allowances
- Negotiable Lease Rates
- Built-To-Suit Opportunities Available



OFFICE - MEDICAL

Daniel Galvan, SIOR, CCIM
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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
508 E Dove Ave, McAllen, TX 78504
956.631.1322



7013 S. CAGE BLVD

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LEASE



OFFERING SUMMARY

Total Available Space:	5,450 SF
Suite B (Shell) :	1,833 SF
Suite E:	537 SF
Suite F:	3,080 SF
Lease Rate:	\$12.00 SF/yr (Gross)
Lot Size:	0.58 Acres
Building Size:	11,792 SF
Market:	Rio Grande Valley
Submarket:	Pharr

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PROPERTY OVERVIEW

Excellent medical/office spaces in Pharr, TX. Aggressive Landlord offering rent abatement, TI Allowances, and negotiable lease rates. Built- to- suit opportunities available.

PROPERTY HIGHLIGHTS

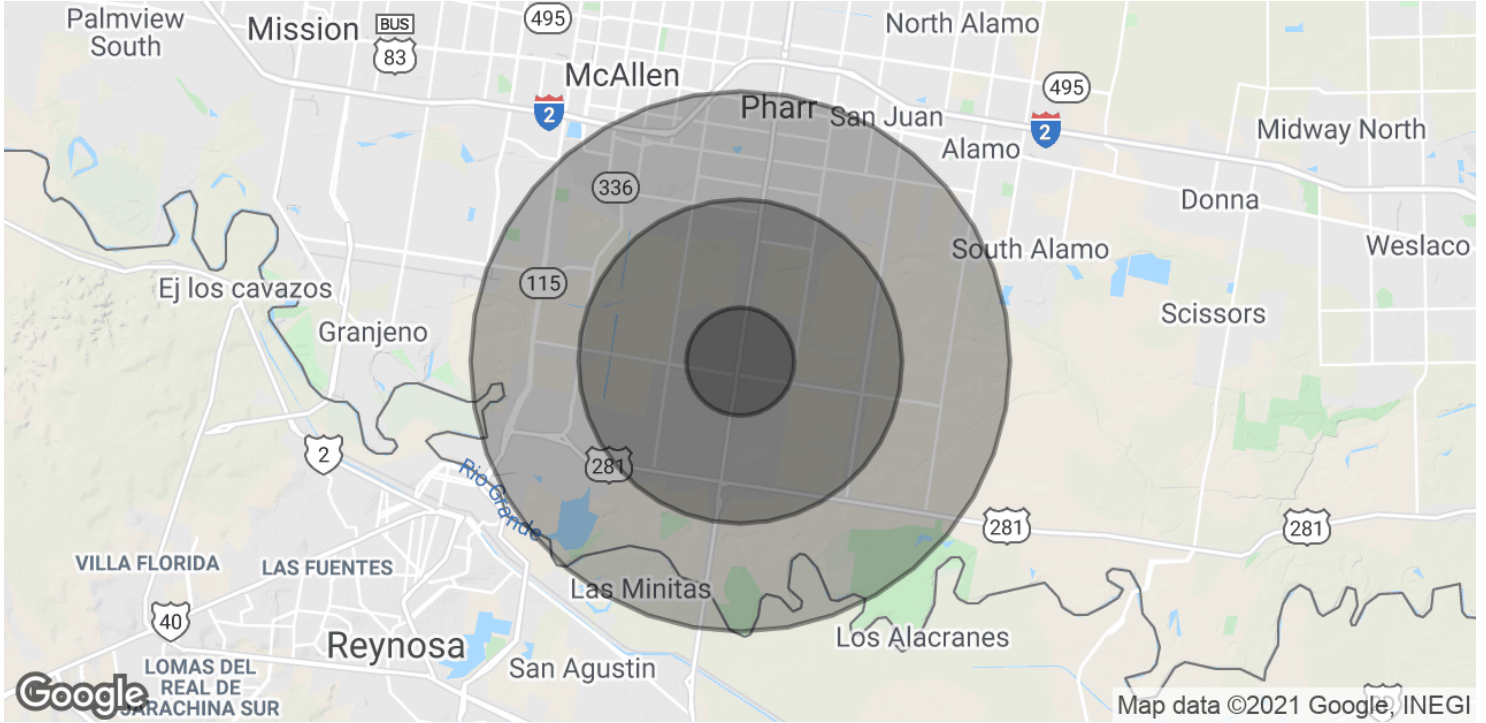
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,022	27,779	76,833
Average age	21.8	25.8	28.2
Average age (Male)	20.9	24.5	26.5
Average age (Female)	22.9	26.8	29.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	918	7,361	21,606
# of persons per HH	4.4	3.8	3.6
Average HH income	\$31,809	\$43,578	\$46,910
Average house value	\$74,009	\$103,337	\$112,089

* Demographic data derived from 2010 US Census

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