

DOWNTOWN HARLINGEN RETAIL SPACE

FOR LEASE

1009 West Harrison Avenue Harlingen, TX 78550



LEASE RATE \$10.00 - 20.00/SF/YR

LEASE TYPE Net

NNN \$2.50/SF/YR

Daniel Galvan, SIOR, CCIM
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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY OVERVIEW

1009 WEST HARRISON AVENUE

Harlingen, TX 78550



OFFERING SUMMARY

Lease Rate:	\$10.00 - \$20.00/SF/yr
NNN:	\$2.50/SF/YR
Building Size:	3,920 SF
Available SF:	360 - 3,920 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

1009 W. Harrison Avenue is ideally situated in the heart of Harlingen's revitalized Downtown District. This versatile unit features prominent frontage along West Harrison Avenue—a key city thoroughfare—offering high visibility and accessibility. It presents an excellent opportunity for a specialty medical clinic, upscale retail showroom, or flagship office for professional services. Take advantage of ongoing public and private investment, a thriving local economy, and a robust calendar of downtown events that consistently drive foot traffic to the area.

PROPERTY HIGHLIGHTS

- Prime Downtown Location – Situated in the heart of Harlingen's revitalized district
- High Visibility – Frontage on West Harrison Avenue, a major city artery
- Versatile Use – Ideal for medical, retail, or professional office space
- Growth Potential – Positioned in a rapidly developing commercial corridor

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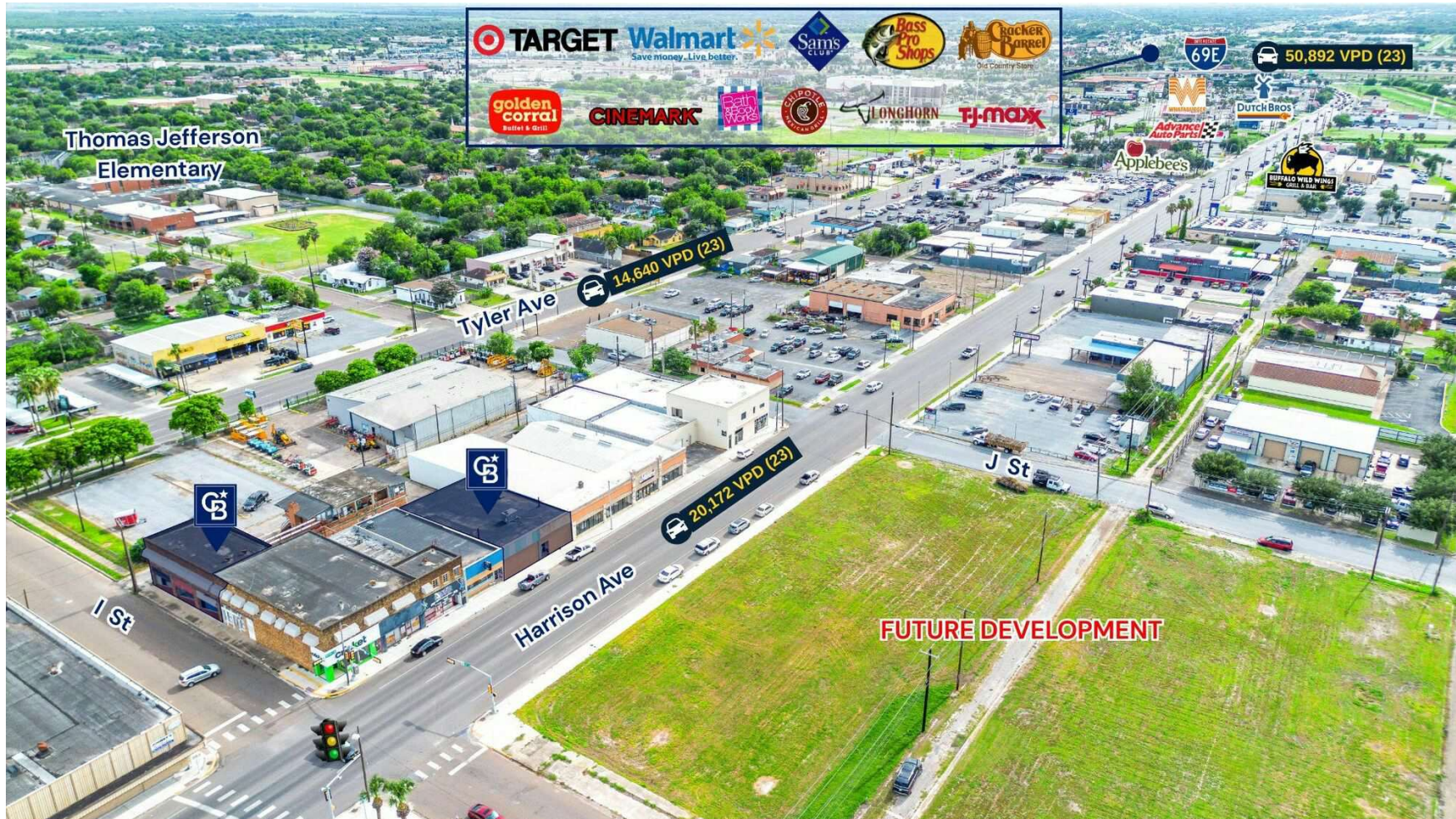


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AERIAL

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AERIAL MAP

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LOCATION MAP

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DEMOGRAPHICS

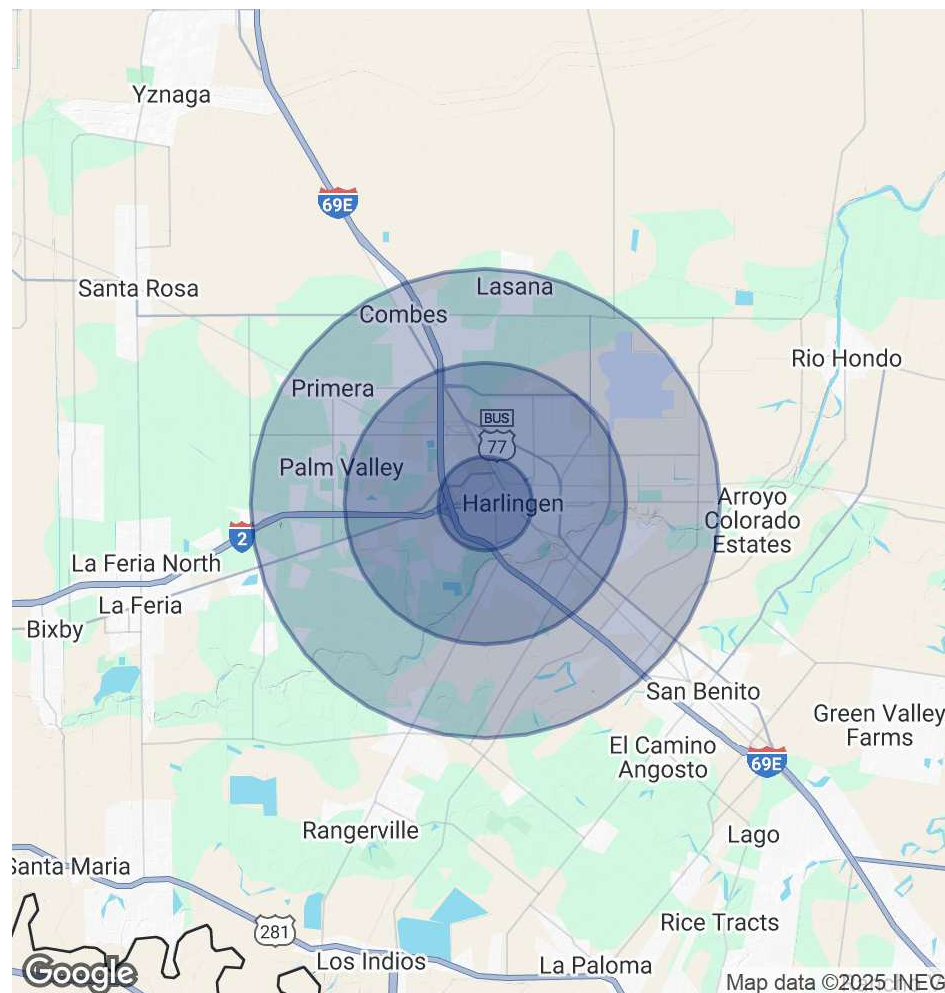
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,784	67,294	97,624
Average Age	37	38	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,317	23,575	34,039
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$54,026	\$69,913	\$75,493
Average House Value	\$98,677	\$139,088	\$151,492

Demographics data derived from AlphaMap



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