

CONCORD PLAZA

LEASE SPACES AVAILABLE

1601 W. Trenton Road, Edinburg, Texas 78539



LEASE TYPE: Triple Net
NNN FEES: \$7.00 per square foot, per year
BASE RATE: \$21.00 per square foot, per year

Daniel Galvan, SIOR, CCIM
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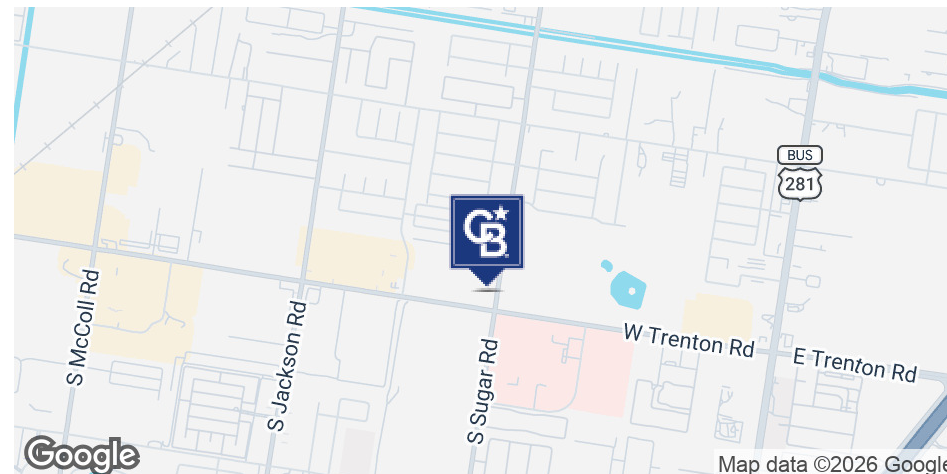


**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

OVERVIEW

CONCORD PLAZA

1601 W. Trenton Road, Edinburg, Texas 78539



OFFERING SUMMARY

Lease Rate:	\$21.00 - 24.00 SF/YR
NNN Fees:	\$7.00 SF/YR
Lease Term:	Negotiable
Available Space:	46 - 5,400 square feet
Building Size:	48,194 square feet
Traffic Counts:	23,000 +/- VPD
Lot Size:	4.37 Acres
Market:	Rio Grande Valley
Submarket:	Edinburg

PROPERTY DETAILS

The retail center is situated on the hard corner of Trenton Rd. and Sugar Rd in Edinburg, TX. Strong retail corridor with heavy traffic and great visibility. This trade area benefits from a high concentration of major hospitals and medical offices in the area, which creates a strong daytime population.

PROPERTY HIGHLIGHTS

- Signalized hard corner with great visibility
- High traffic counts
- Great tenant mix
- Multiple major hospitals in the area
- Strong daytime population

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AERIAL (EAST)

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AERIAL (WEST)

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SITE PLAN 1

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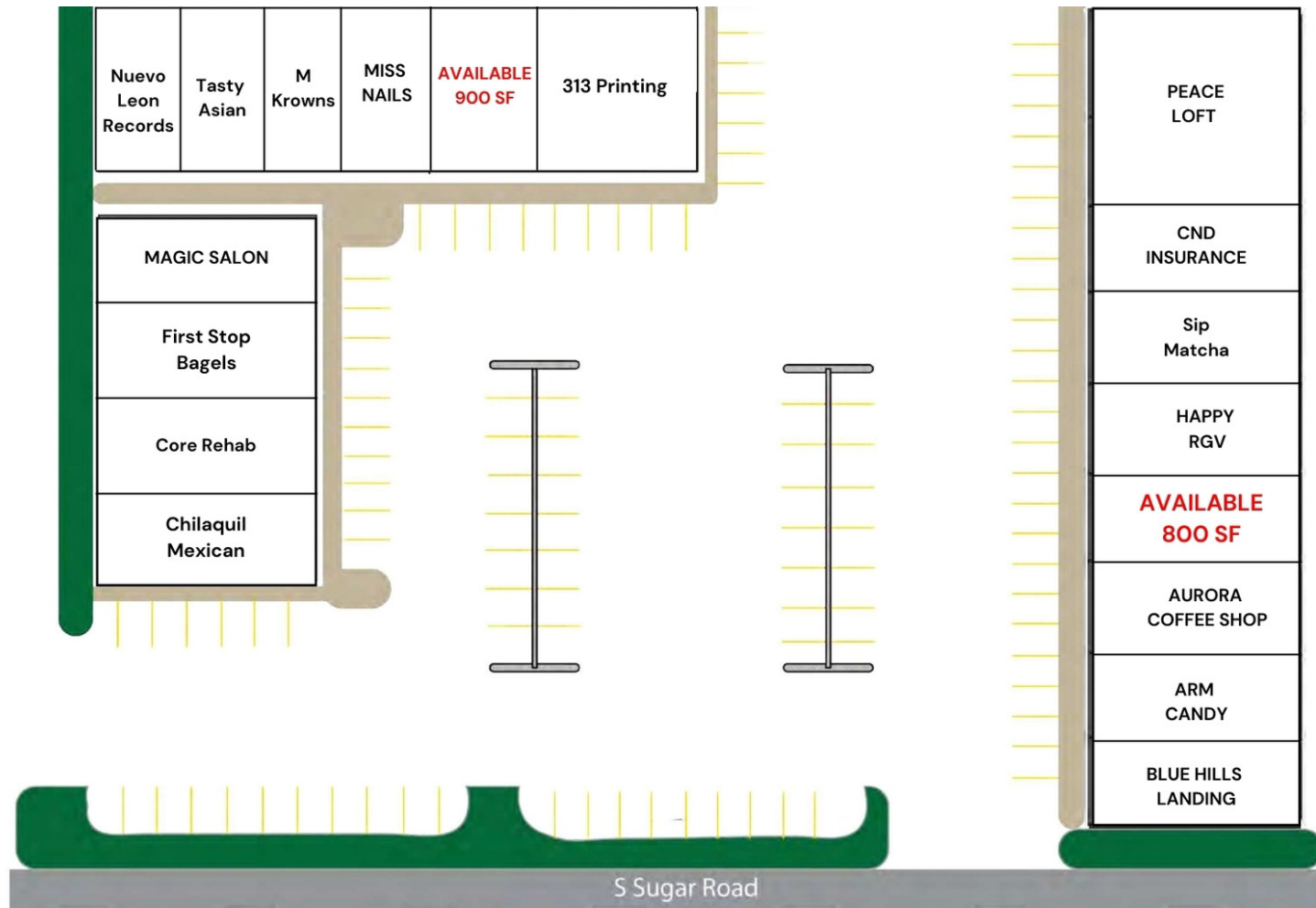


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SITE PLAN 2

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INTERIOR PHOTOS (SUITES L & M)

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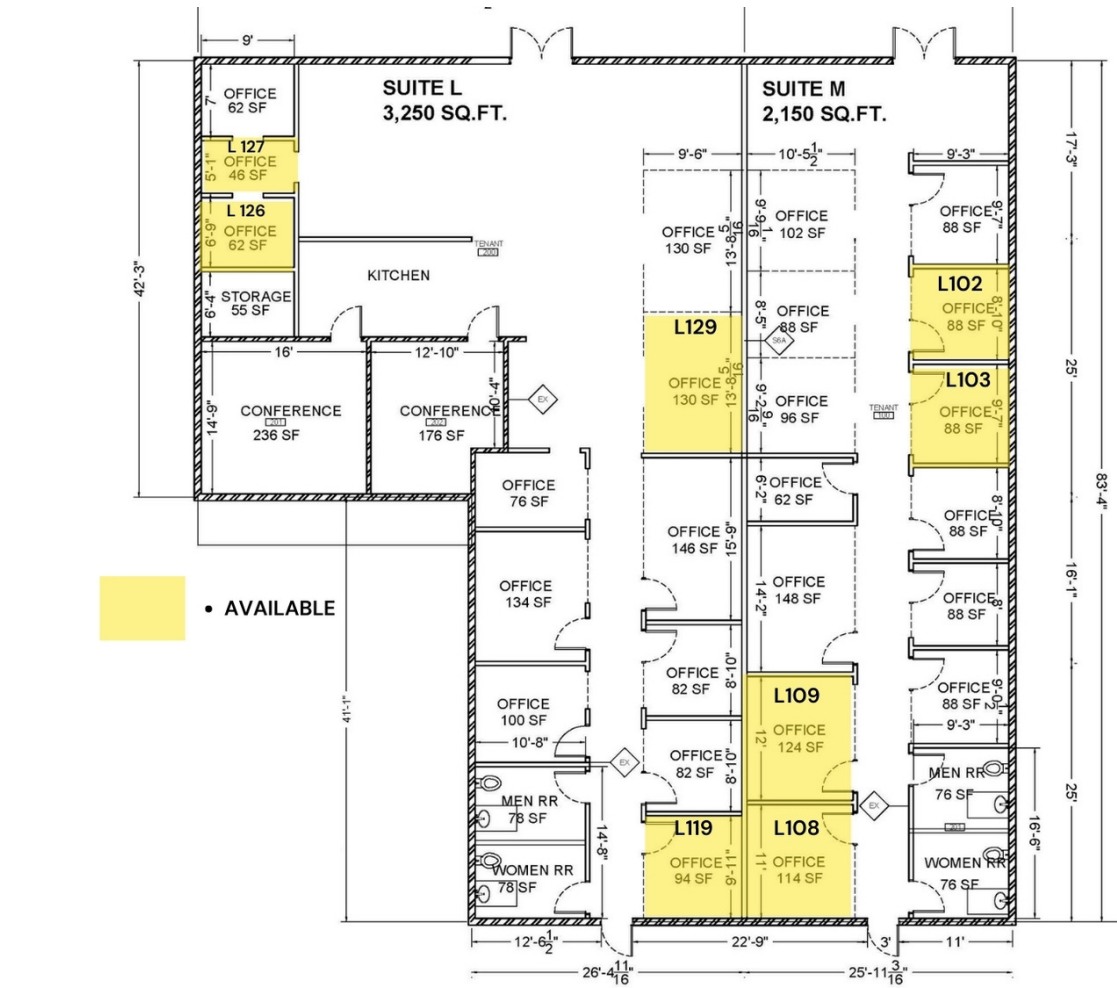
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FLOOR PLAN SUITES

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UNITS AVAILABLE

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LEASE INFORMATION

Lease Type:	Full Service - Triple Net
Total Space:	46 - 5,400 square feet

Lease Term:	Negotiable
Lease Rate:	\$300 - \$12,600 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
Suite L102	Available	88 SF	\$350 per month
Suite L103	Available	88 SF	\$350 per month
Suite L108	Available	114 SF	\$450 per month
Suite L119	Available	94 SF	\$400 per month
Suite L126	Available	62 SF	\$300 per month
Suite L127	Available	46 SF	\$300 per month
Suite L129	Available	130 SF	\$550 per month
Suite 4	Available	900 SF	\$1,575 per month
Suite 18	Available	850 SF	\$2,100 per month
Suite M & L	Available	5,400 SF	\$12,600 per month
Suite L	Available	3,250 SF	\$7,583 per month
Suite M	Available	2,150 SF	\$5,016 per month
Suite J	Available	2,786 SF	\$5,900 per month

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DEMOGRAPHICS

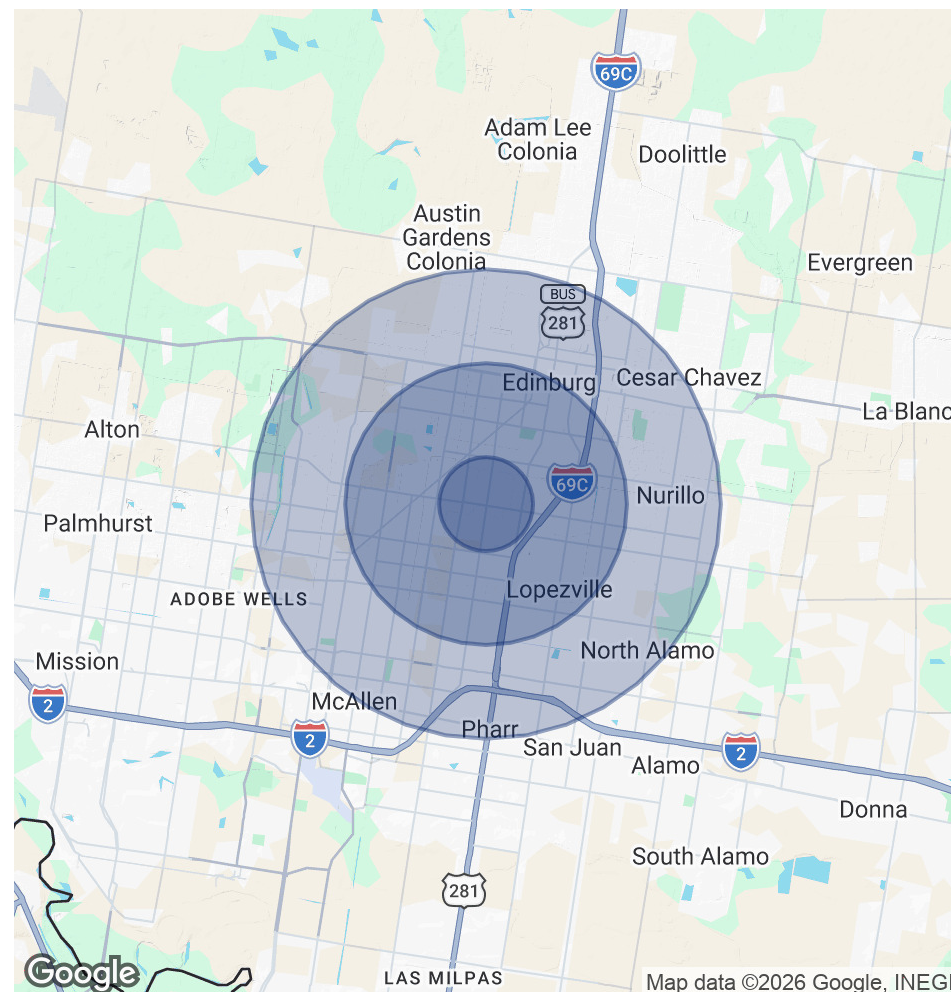
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,271	87,377	241,374
Average Age	37.4	31.8	31.2
Average Age (Male)	33.7	30.2	29.4
Average Age (Female)	39.8	34.4	33.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,294	31,582	83,532
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$85,046	\$73,134	\$61,259
Average House Value	\$165,945	\$151,676	\$123,817

* Demographic data derived from 2020 ACS - US Census



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