MCALLEN RETAIL SITE

FOR LEASE

3601 N. 10th Street McAllen, TX 78501



LEASE RATE	$12/sf/yr
LEASE TYPE	Gross

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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

3601 NORTH 10TH STREET

McAllen, TX 78501



OFFERING SUMMARY

Lease Rate:	$12/sf/yr
Lease Type:	Gross
Available SF:	10,510 SF
Lot Size:	0.86 Acres
Year Built:	1971
Market:	Rio Grande Valley
Submarket:	McAllen

PROPERTY OVERVIEW

This prime commercial property is located at 3601 N. 10th Street, McAllen, Texas, at the highly visible corner of 10th Street and Jonquil Avenue in North McAllen. Surrounded by established retail and dining options, the site benefits from strong traffic and steady consumer activity. The property is well suited for retail or restaurant use and offers convenient access to nearby shopping, entertainment, and amenities. Its prominent corner location along a major corridor provides excellent visibility and accessibility, making it an attractive opportunity for businesses seeking a presence in a high-activity commercial area.

PROPERTY HIGHLIGHTS

- Ideal site for retail or restaurant use with proximity to shopping and entertainment
- Surrounded by established retail centers and popular dining destinations
- Excellent visibility and access along a high-traffic commercial corridor

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SOUTH FACING AERIAL

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AERIAL MAP

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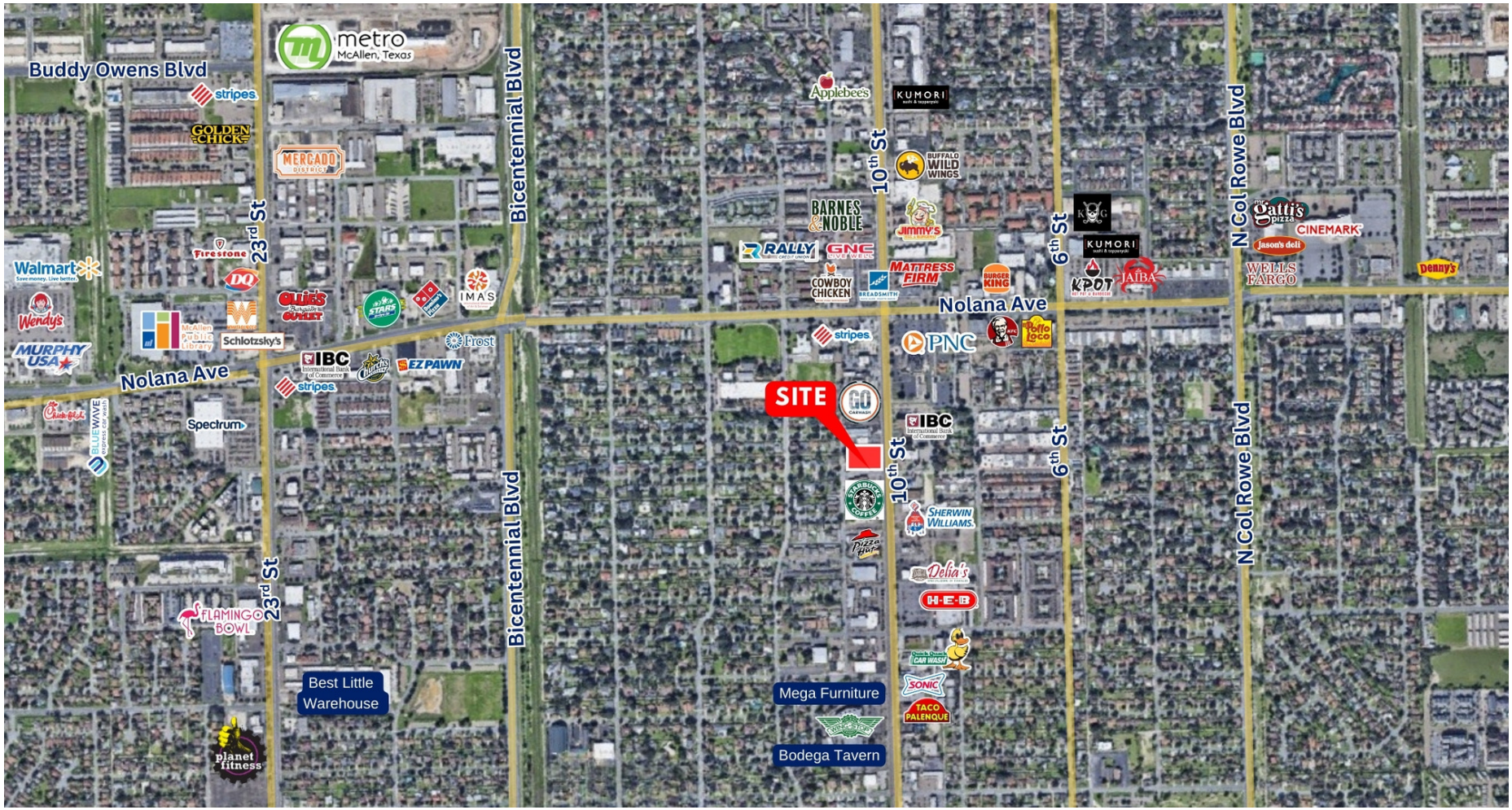

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LOCATION MAP

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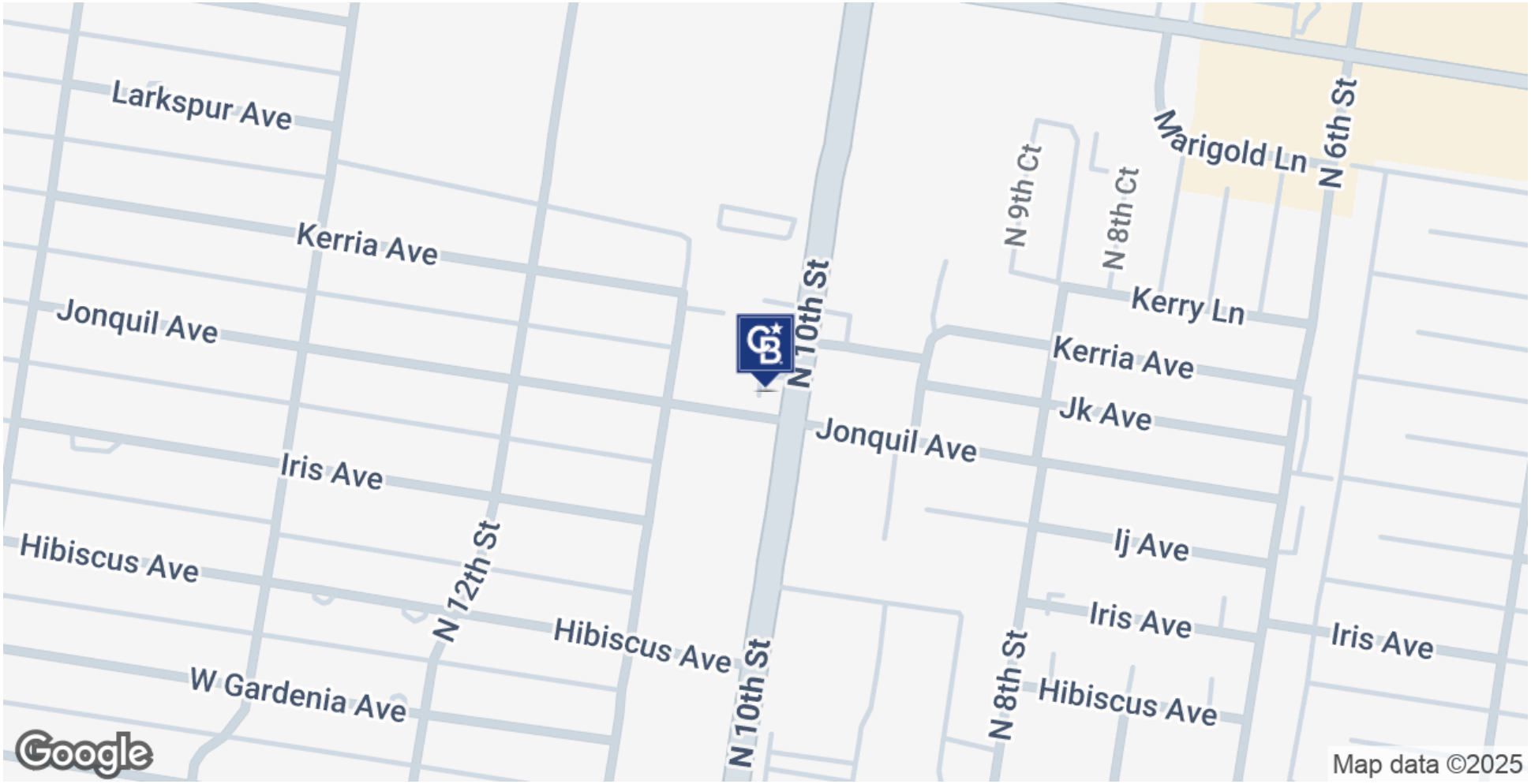

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DEMOGRAPHICS

3601 NORTH 10TH STREET
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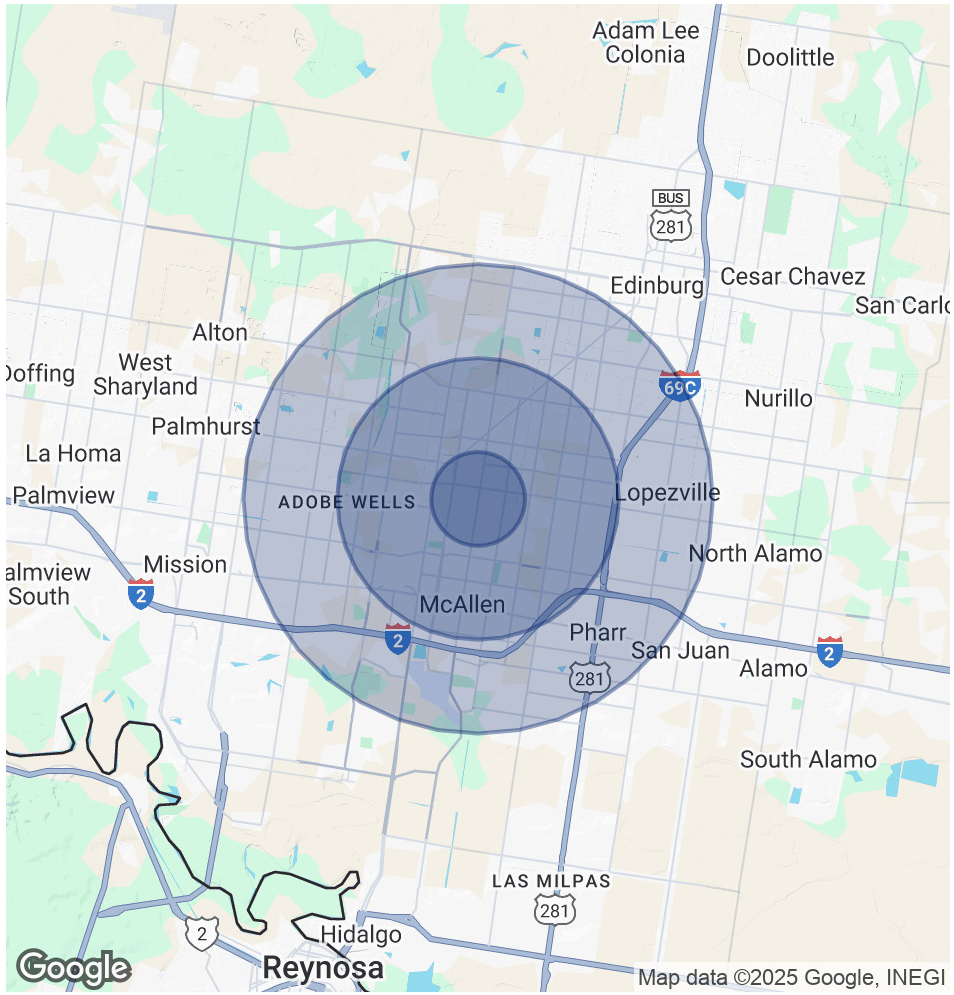
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,259	98,971	211,305
Average Age	32.4	31.4	31.2
Average Age (Male)	30.9	29.5	29.8
Average Age (Female)	35.4	33.6	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,694	32,039	65,658
# of Persons per HH	2.6	3.1	3.2
Average HH Income	$62,103	$57,356	$57,871
Average House Value	$139,561	$131,381	$119,833

2020 American Community Survey (ACS)



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