

PRIME EDINBURG RETAIL SPACE

FOR LEASE

1401 S. McColl Road, Edinburg, TX 78539



LEASE RATE	\$32.00 - 36.00/SF/YR
LEASE TYPE	Net
NNN:	\$2.60 - \$3.00/SF/YR
DRIVE-THRU	AVAILABLE

Daniel Galvan, SIOR, CCIM
(956) 451-2983
dgalvan@cbcrgriograndevalley.com

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**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE VALLEY

PROPERTY SUMMARY

1401 S. MCCOLL ROAD
Edinburg, TX 78539



PROPERTY DESCRIPTION

Located at the busy intersection of McColl Road and Freddy Gonzalez Drive, this newer construction retail center offers excellent visibility, high traffic counts, and strong foot traffic. Surrounded by complementary businesses, including two nearby gyms and a Pilates studio next door, the property attracts a steady flow of potential customers. Available end-cap space includes drive-thru potential, ideal for a variety of retail and restaurant users.

PROPERTY HIGHLIGHTS

- High Traffic & Strong Daily Visibility
- Excellent Foot Traffic from Nearby Businesses
- Ideal for Restaurant, Coffee, Medical, or Retail Users
- End-Cap Space Available

OFFERING SUMMARY

Lease Rate:	\$32.00 - 3600/SF/YR
Lease Type:	Net
NNN:	\$2.60 - \$3.00/SF/YR
Drive Thru Available	End-cap (Ste 10)
Minimum Divisible	1,500 SF
Max Contiguous:	4,500 SF
Building Size:	15,000 SF
Market:	Rio Grande Valley
Submarket:	Edinburg

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TOP VIEW

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SITE PLAN

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**COLDWELL BANKER
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NORTH FACING AERIAL

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COLDWELL BANKER
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SOUTH FACING AERIAL

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AERIAL MAP

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LOCATION MAP

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DEMOGRAPHICS

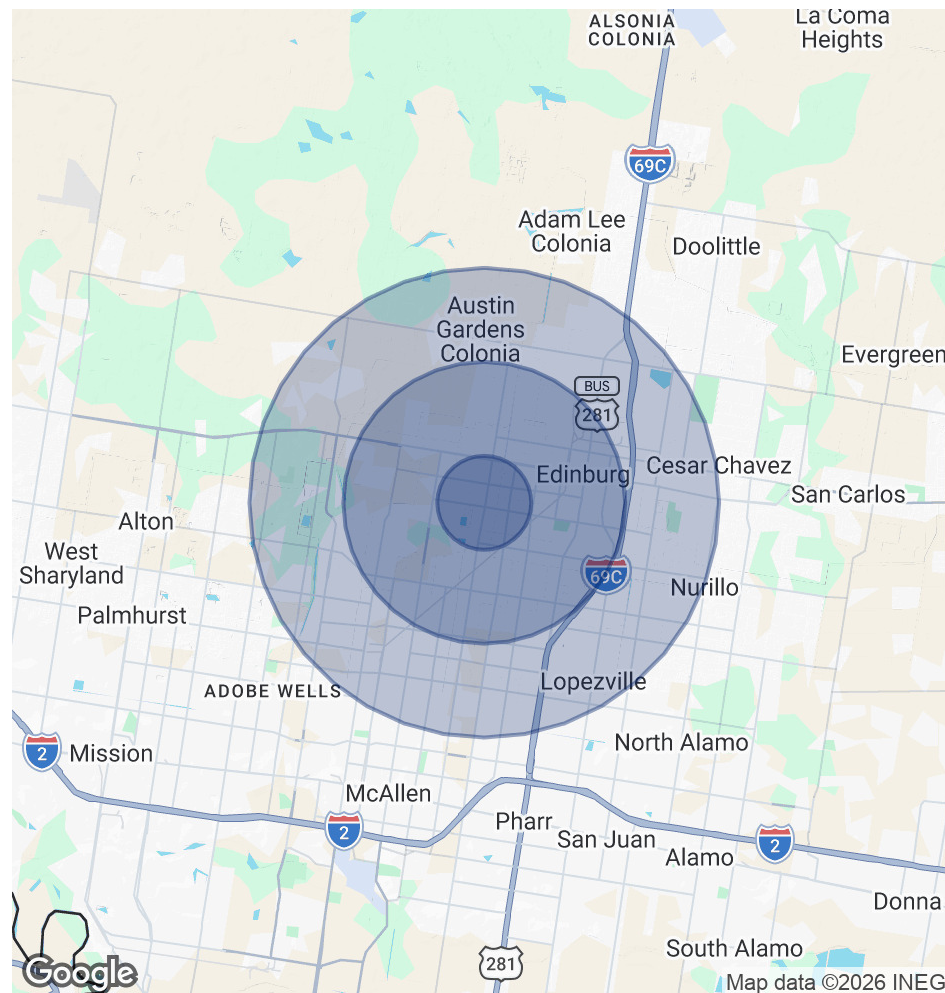
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,526	82,968	190,423
Average Age	33.1	33.1	32.4
Average Age (Male)	32.4	31.2	30.9
Average Age (Female)	37.9	34.1	33.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,089	29,296	64,287
# of Persons per HH	2.6	2.8	3
Average HH Income	\$103,805	\$92,609	\$89,298
Average House Value	\$245,182	\$213,844	\$194,409

2023 American Community Survey (ACS)



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