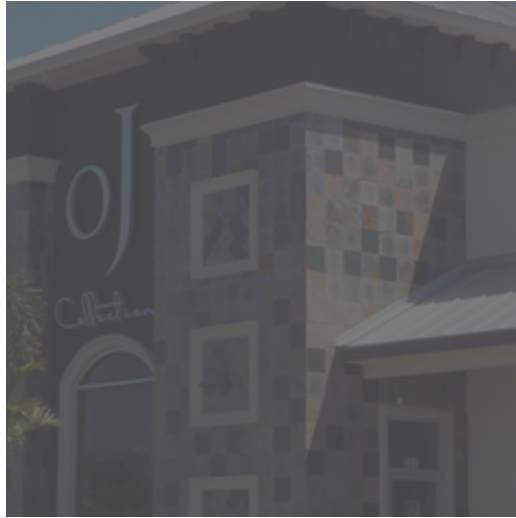


RETAIL PROPERTY FOR LEASE

KAMILA PLAZA



2801

W EXPWY 83 - BLDG 260

MCALLEN, TX



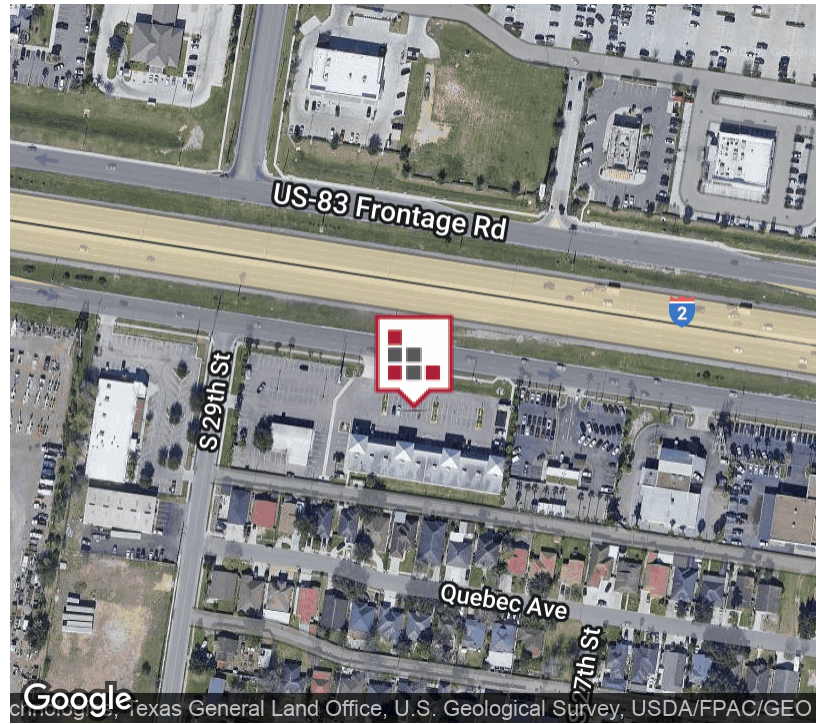
Kamila Plaza offers Expressway Frontage and great do-tenancy for your new business. Second Generation Yoga Studio, this location is ideal for many uses including Hair Salon, Phone/Wireless Store, Women's Clothing Boutique or other retail business. Move-in Ready with Open Floor Plan , one private office and Reception area, Great Signage availability on the Expressway, as well!



Commercial Real Estate in the Rio Grande Valley

FOR LEASE KAMILA PLAZA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,685 SF
Lease Rate:	\$3,033.00 Monthly
Lot Size:	5 Acres
Year Built:	2000
Renovated:	2011
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	McAllen

PROPERTY OVERVIEW

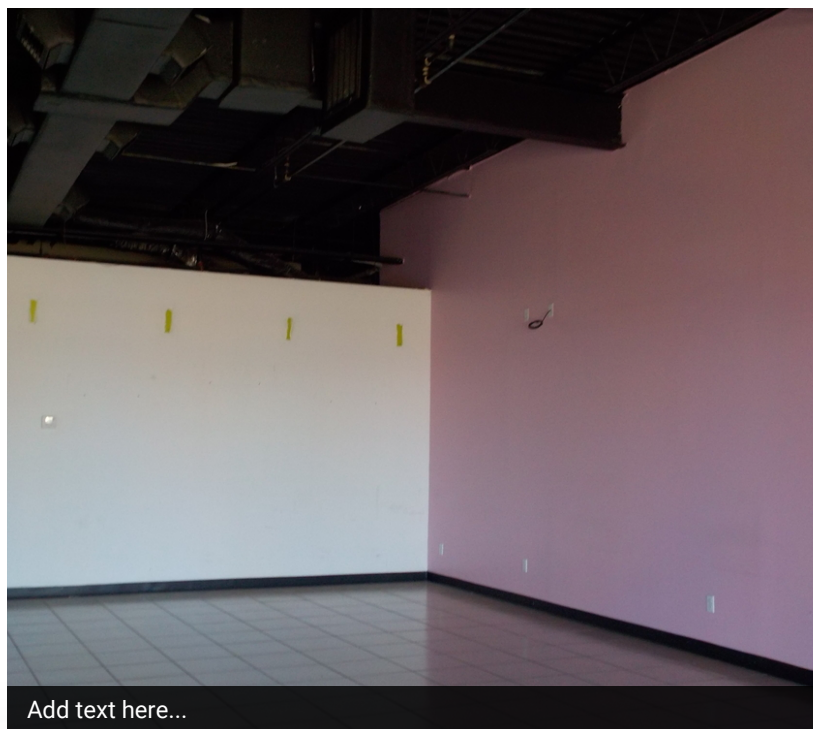
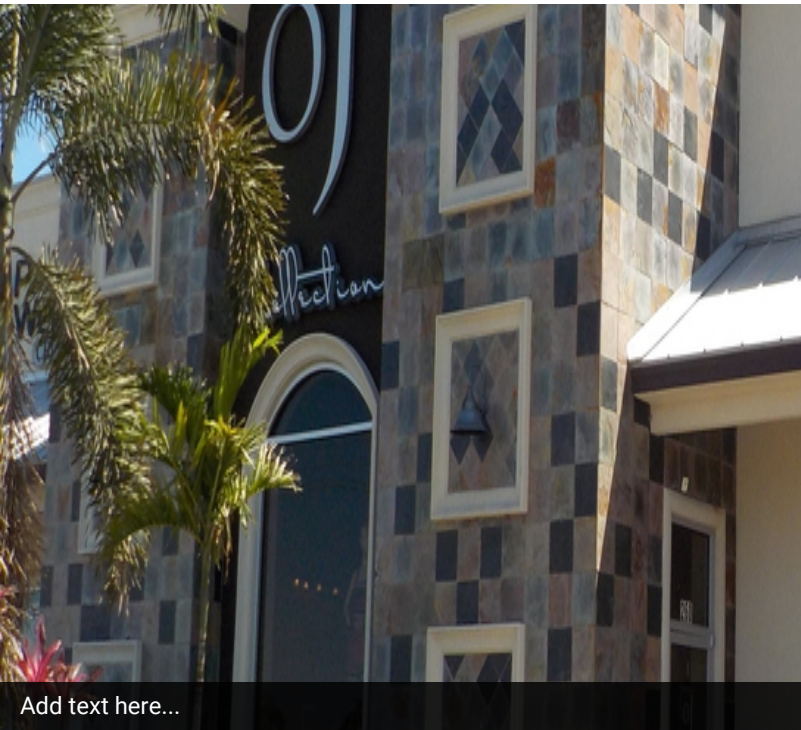
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PROPERTY HIGHLIGHTS

- **Second Generation = Move-In Ready**
- **Interstate 2 Frontage**
- **Ware Road Exit off Expressway**
- **Surrounded by Restaurants and Retail**

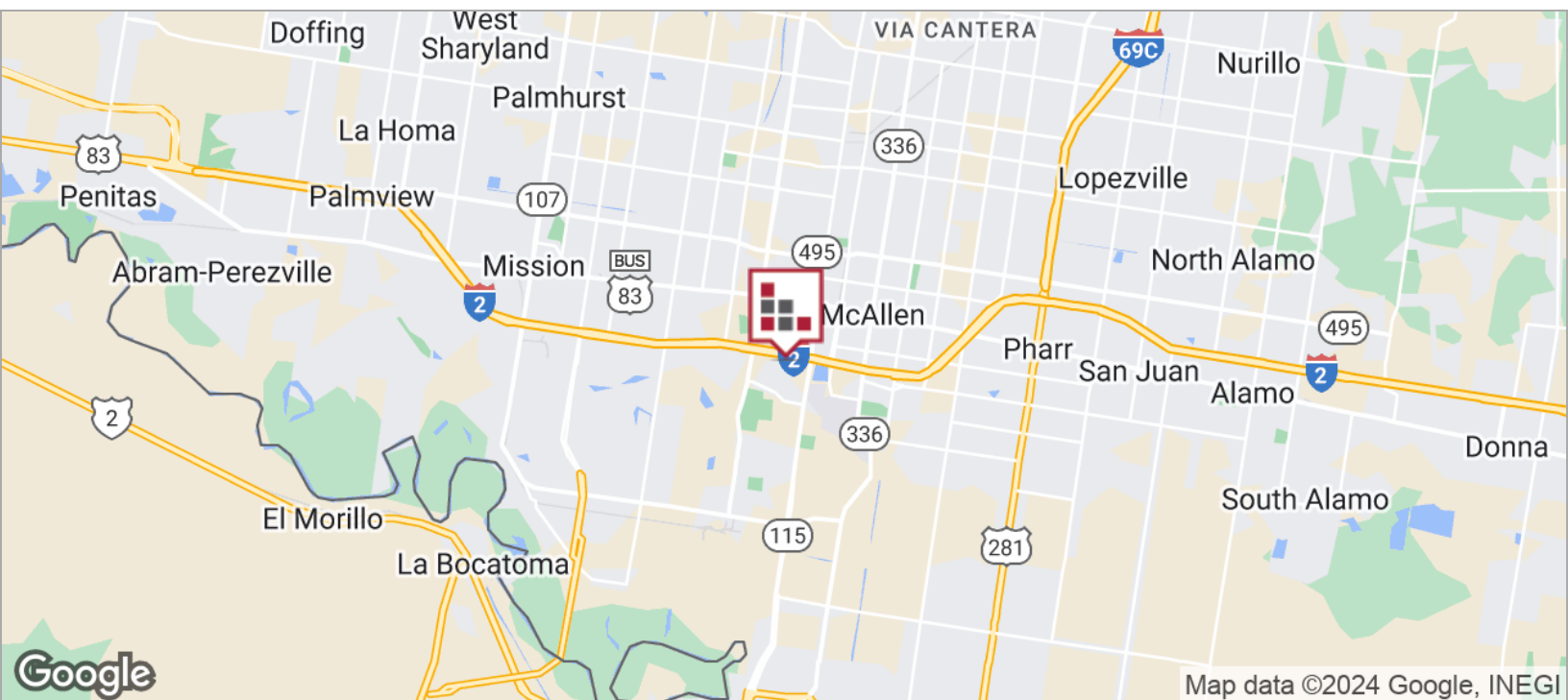
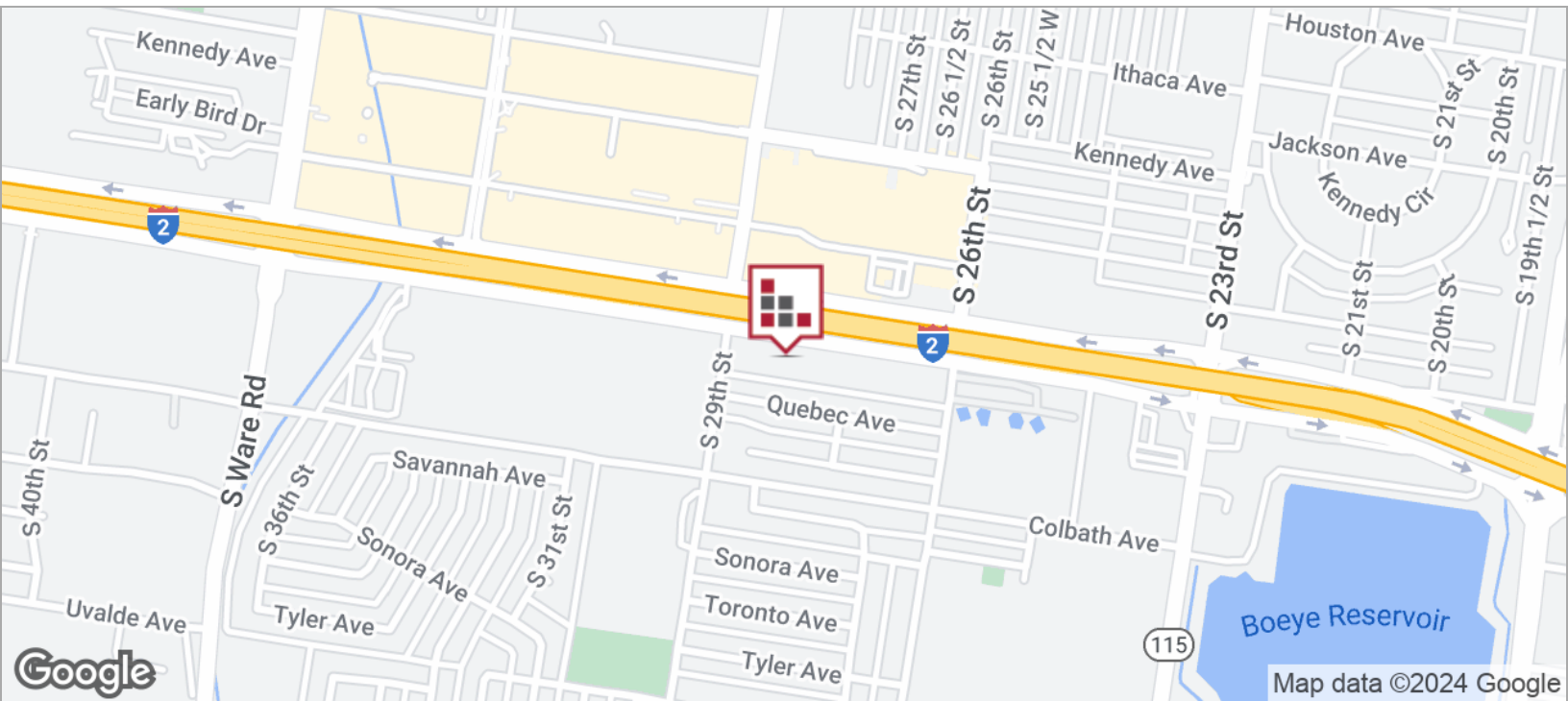
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ADDITIONAL PHOTOS



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LOCATION MAPS



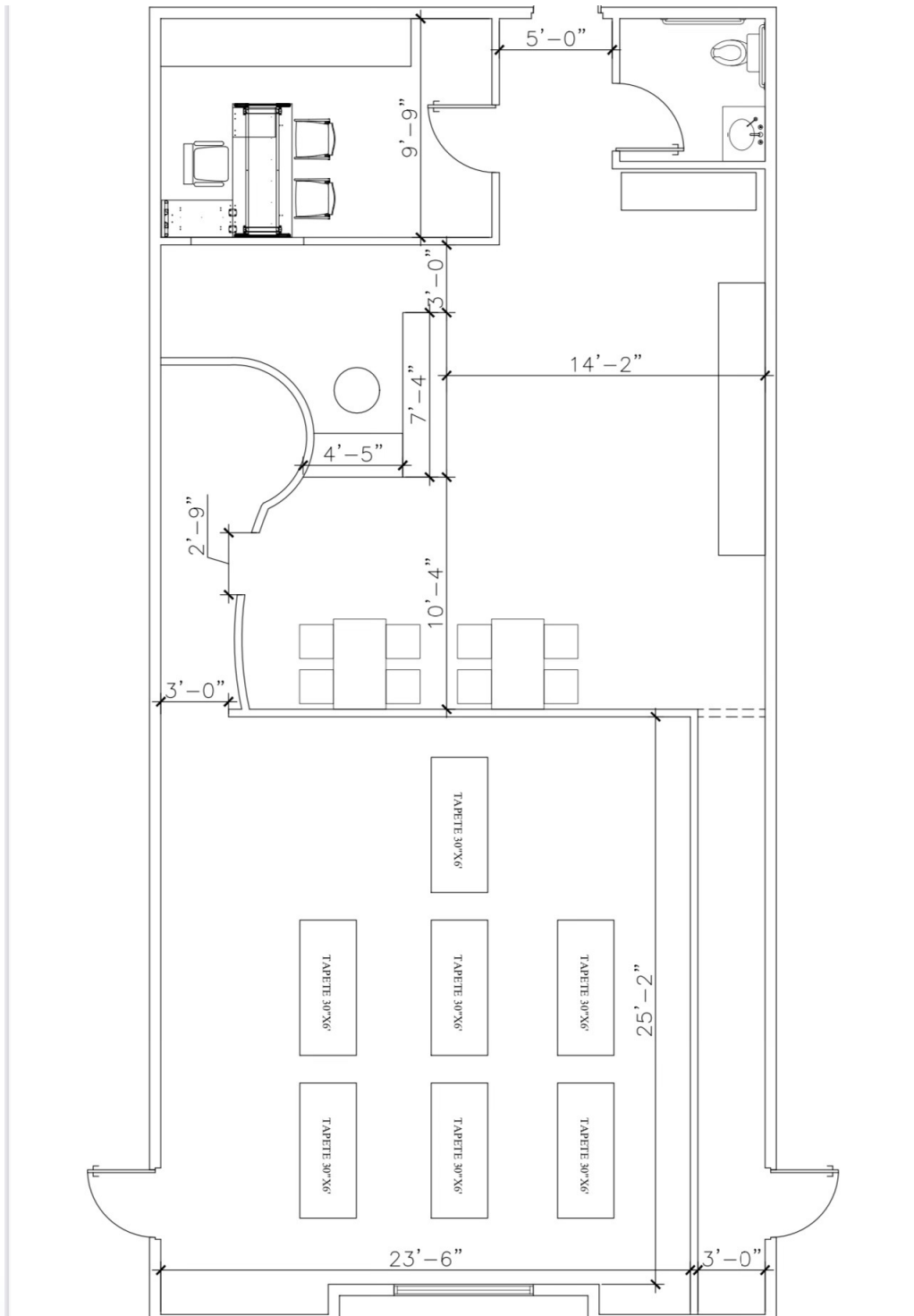
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ADDITIONAL PHOTOS



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FLOOR PLAN



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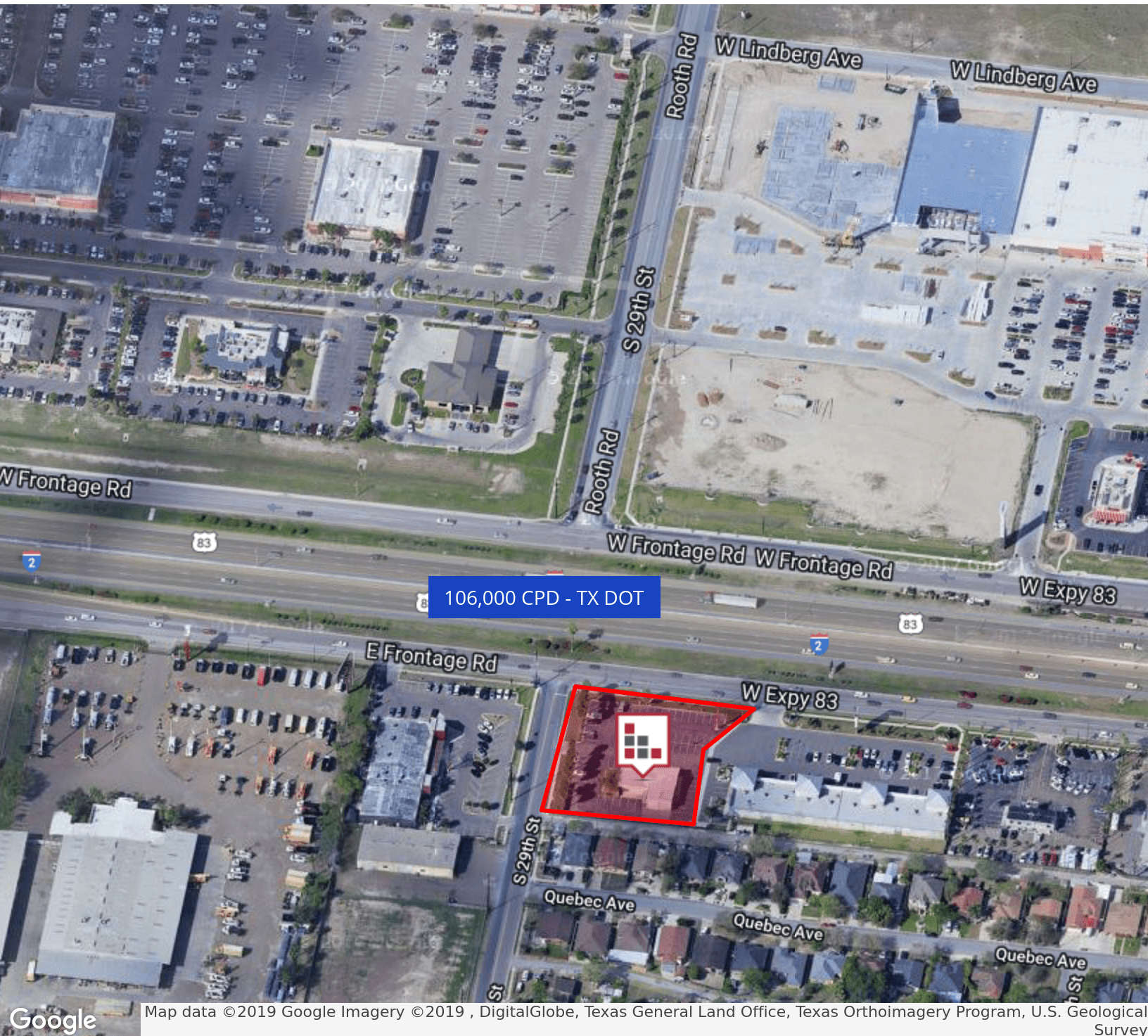
RETAILER MAP



Map data ©2024 Google, INEGI Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO

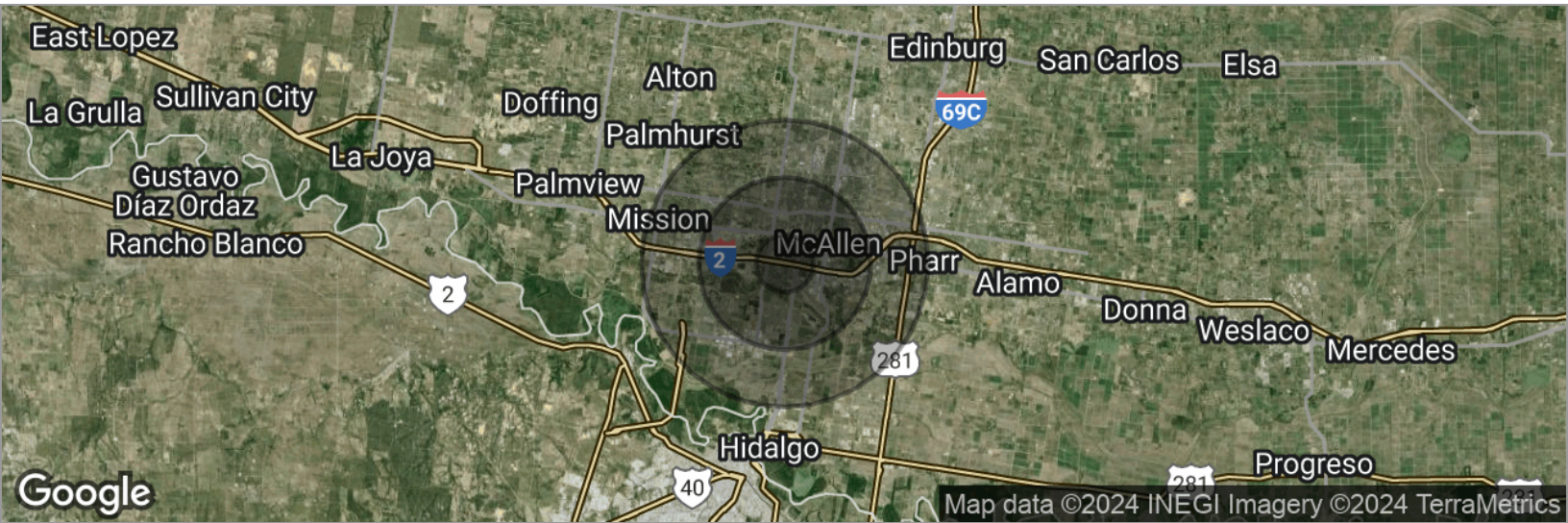
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RETAILER MAP



FOR LEASE KAMILA PLAZA

DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,486	69,431	175,472
Median age	29.7	32.8	32.4
Median age (Male)	28.3	31.0	30.9
Median age (Female)	31.1	34.6	33.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,182	21,693	55,419
# of persons per HH	3.4	3.2	3.2
Average HH income	\$34,223	\$46,785	\$54,982
Average house value	\$60,130	\$125,079	\$138,127

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	96.6%	87.6%	84.6%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	72.9%	77.9%	80.2%
Black	0.1%	0.2%	0.5%
Asian	0.0%	1.2%	1.8%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.4%	0.3%
Other	25.0%	18.9%	16.0%

* Demographic data derived from 2020 ACS - US Census