

RETAIL PROPERTY FOR LEASE

KAMILA PLAZA



2801

W EXPWY 83 - BLDG 260

MCALLEN, TX



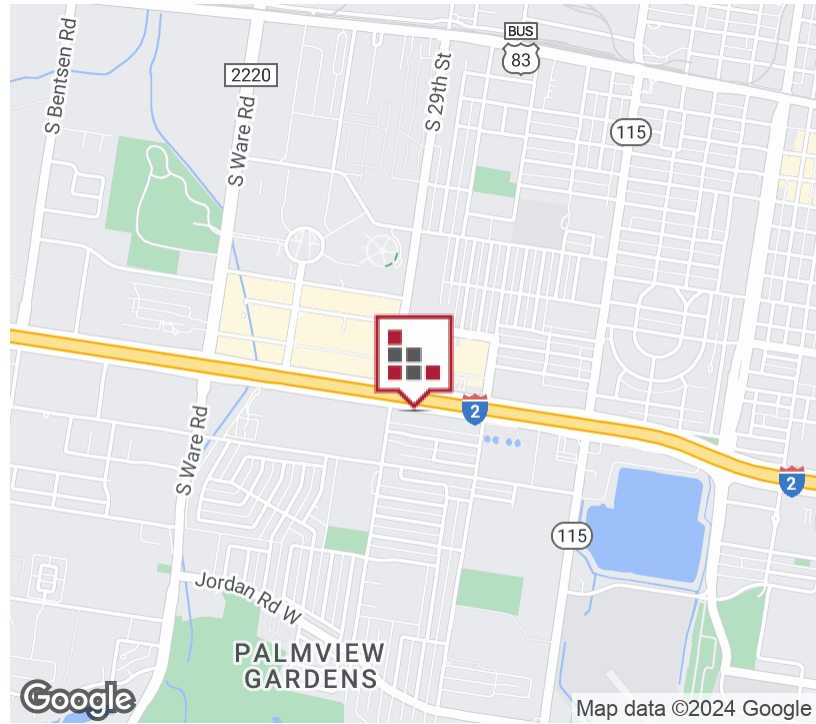
Kamila Plaza offers Expressway Frontage and great do-tenancy for your new business. Second Generation Yoga Studio, this location is ideal for many uses including Hair Salon, Phone/Wireless Store, Women's Clothing Boutique or other retail business. Move-in Ready with Open Floor Plan , one private office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



LEASE RATE **\$3,033.00 SF/YR**

OFFERING SUMMARY

Available SF: 1,685 SF

Lease Rate: \$3,033.00 SF/yr (Gross)

Lot Size: 0.0 Acres

Year Built: 2012

Zoning: Commercial

Market: Rio Grande Valley

Submarket: McAllen

PROPERTY OVERVIEW

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!

PROPERTY HIGHLIGHTS

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

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 260	\$3,033.00 SF/yr	1,685 SF

FOR LEASE
KAMILA PLAZA

ADDITIONAL PHOTOS



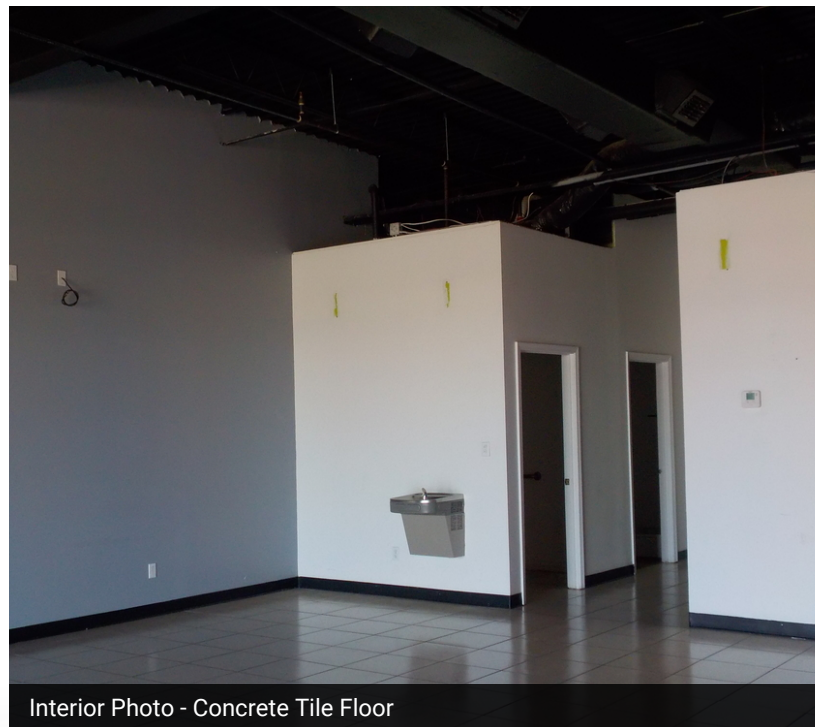
Entrance



Expressway Signage



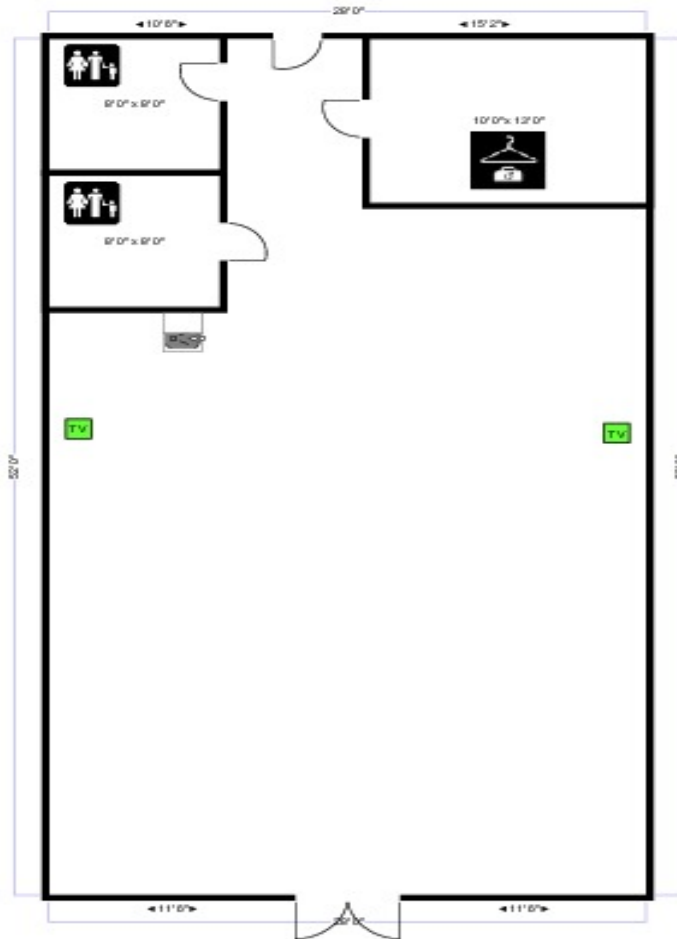
Interior Photo - TV Wall Mount



Interior Photo - Concrete Tile Floor

FOR LEASE KAMILA PLAZA

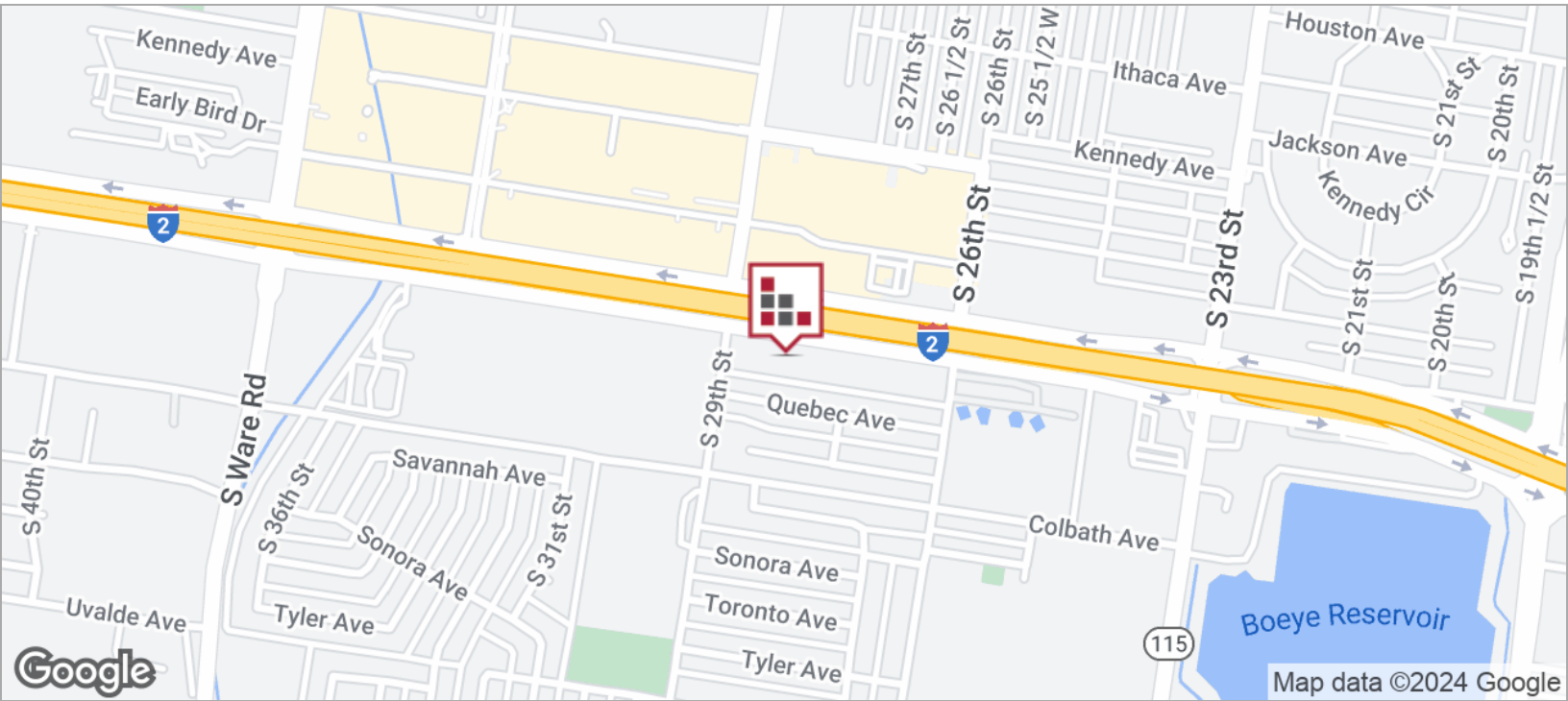
FLOOR PLANS



Address: 2801 N. Eggenfeldt, Modesto, TX	Room No.: 207	Room Name: SUITE 207	Room Size: 1,174 sq. ft.	Room Type: Office	Room Status: Available
Room No.: Suite 207 - Former Tash Studio	Room Size: 1,174 sq. ft.	Room Date: 04/10/2019	Room Type: A	Room Status: Available	Room Status: Available

FOR LEASE
KAMILA PLAZA

LOCATION MAPS



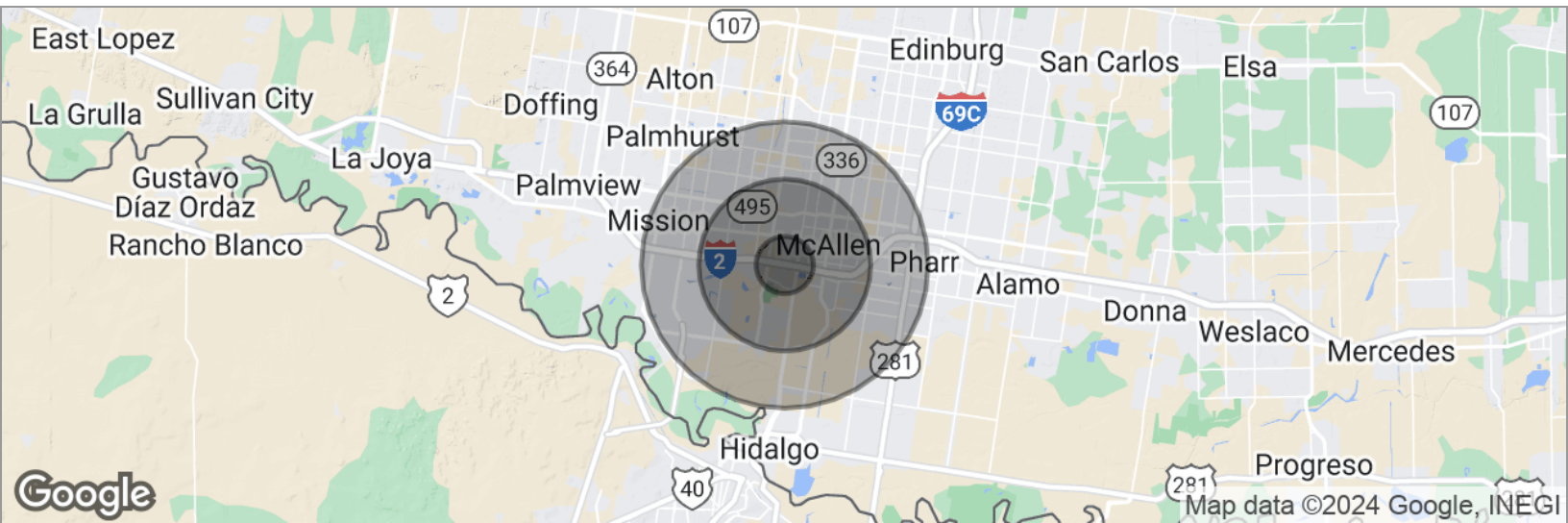
CINDY HOPKINS REAL ESTATE

222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

The information contained herein was obtained from sources deemed reliable; however, CHRE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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 (%)

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

FOR LEASE KAMILA PLAZA

RETAILER MAP

