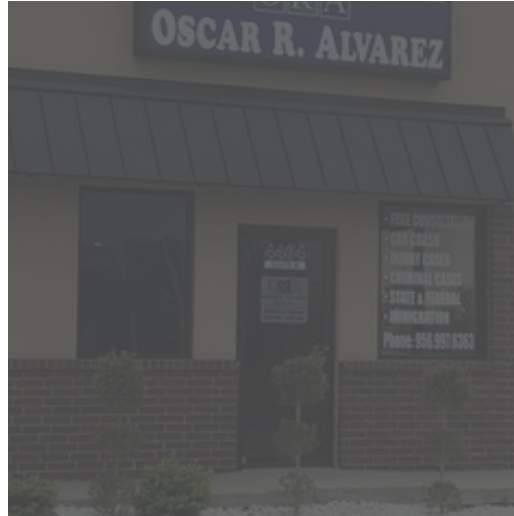


OFFICE BUILDING FOR LEASE

4404 N CONWAY



4404
N CONWAY, SUITE B
MISSION, TX



SIGNAGE IS KEY for this 645 SF Office located at High-Traffic Intersection and Great Pole/Building Signage on FM 107 [Conway]. This two-room office is ideal for Insurance Agent, Attorney, Real Estate Office or other Professional Office. Adjacent to Subway and in front of WalMart, office is **MOVE-IN READY!**



FOR LEASE
4404 N CONWAY

EXECUTIVE SUMMARY



Lease Rate	\$15.00 SF/YR [NNN = \$7.31]
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OFFERING SUMMARY

Building Size:	2,304 SF
Available SF:	645 SF
Lot Size:	0.477 Acres
Year Built:	2018
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Mission

PROPERTY OVERVIEW

SIGNAGE IS KEY for this 645 SF Office located at High-Traffic Intersection and Great Pole/Building Signage on FM 107 [Conway]. This two-room office is ideal for Insurance Agent, Attorney, Real Estate Office or other Professional Office. Adjacent to Subway and in front of WalMart, office is MOVE-IN READY!

PROPERTY HIGHLIGHTS

- Move-In Ready
- High Traffic Intersection
- Great Signage/Visibility
- Located in Front of WalMart

FOR LEASE
4404 N CONWAY

ADDITIONAL PHOTOS



Front Door View [from Inside]



Excellent Pylon Sign Availability



Reception Area and Office



CINDY HOPKINS REAL ESTATE

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

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FOR LEASE
4404 N CONWAY

RETAILER MAP



FOR LEASE
4404 N CONWAY

LOCATION MAPS



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FOR LEASE
4404 N CONWAY

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	57,337	154,492	376,653
Median age	28.0	29.3	29.6
Median age (Male)	26.3	27.9	28.2
Median age (Female)	29.5	30.6	31.1

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	15,422	42,654	110,327
# of persons per HH	3.7	3.6	3.4
Average HH income	\$53,196	\$50,797	\$53,511
Average house value	\$111,161	\$101,364	\$116,282

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	91.7%	89.7%	87.6%
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RACE (%)

White	77.4%	78.4%	78.4%
Black	0.3%	0.3%	0.5%
Asian	0.8%	0.9%	1.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.5%	0.3%	0.3%
Other	20.2%	19.4%	18.1%

* Demographic data derived from 2020 ACS - US Census