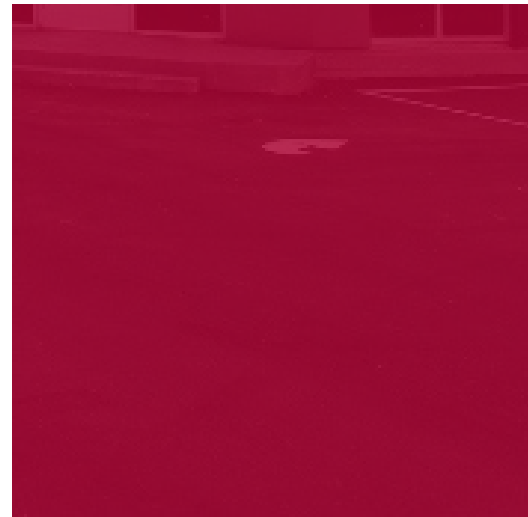


RETAIL PROPERTY FOR LEASE

# ALTON PLAZA



**515**  
W MAIN STREET  
ALTON, TX



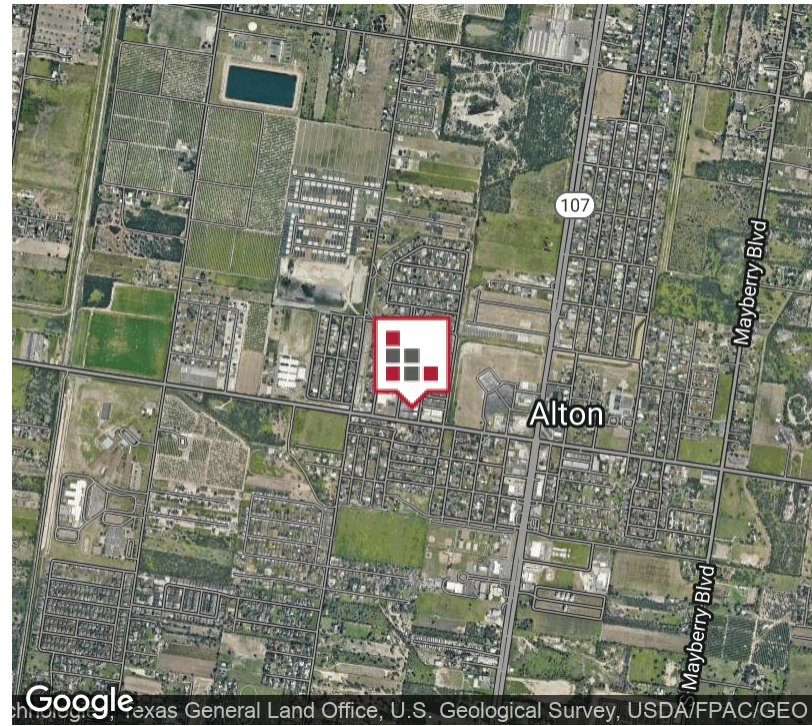
New-Contemporary Style Strip Center ready for your Small Business in Alton, Texas. Units are Right Sized for the area and Move-In-Ready for your new store. Ideal Strip Center your Phone Store, Loan Company or Barber Shop. Located in the CBD of Alton, Texas with proximity to City Offices, Retail and Restaurants.



Commercial Real Estate in the Rio Grande Valley

# FOR LEASE ALTON PLAZA

## EXECUTIVE SUMMARY



Lease Rate	<b>\$15.00 SF/YR/GROSS+</b>
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### OFFERING SUMMARY

Building Size:	7,836 SF
Available SF:	1,100 - 1,120 SF
Lot Size:	0.56 Acres
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Alton

### PROPERTY OVERVIEW

New-Contemporary Style Strip Center ready for your Small Business in Alton, Texas. Units are Right Sized for the area and Move-In-Ready for your new store. Ideal Strip Center your Phone Store, Loan Company or Barber Shop. Located in the CBD of Alton, Texas with proximity to City Offices, Retail and Restaurants.

### PROPERTY HIGHLIGHTS

- New-Contemporary Style Strip
- Located in CBD of Alton, Texas
- Right-Sized Units for Small Business Owners
- Ideal for Phone Store, Loan Company, Barber Shop



FOR LEASE  
ALTON PLAZA

ADDITIONAL PHOTOS



Exterior Photo..



Former Beauty Salon - 6 Work Stations



Interior Photo -- Beauty Salon

FOR LEASE  
ALTON PLAZA

ADDITIONAL PHOTOS



Great Signage Opportunity!



Former Retail Store

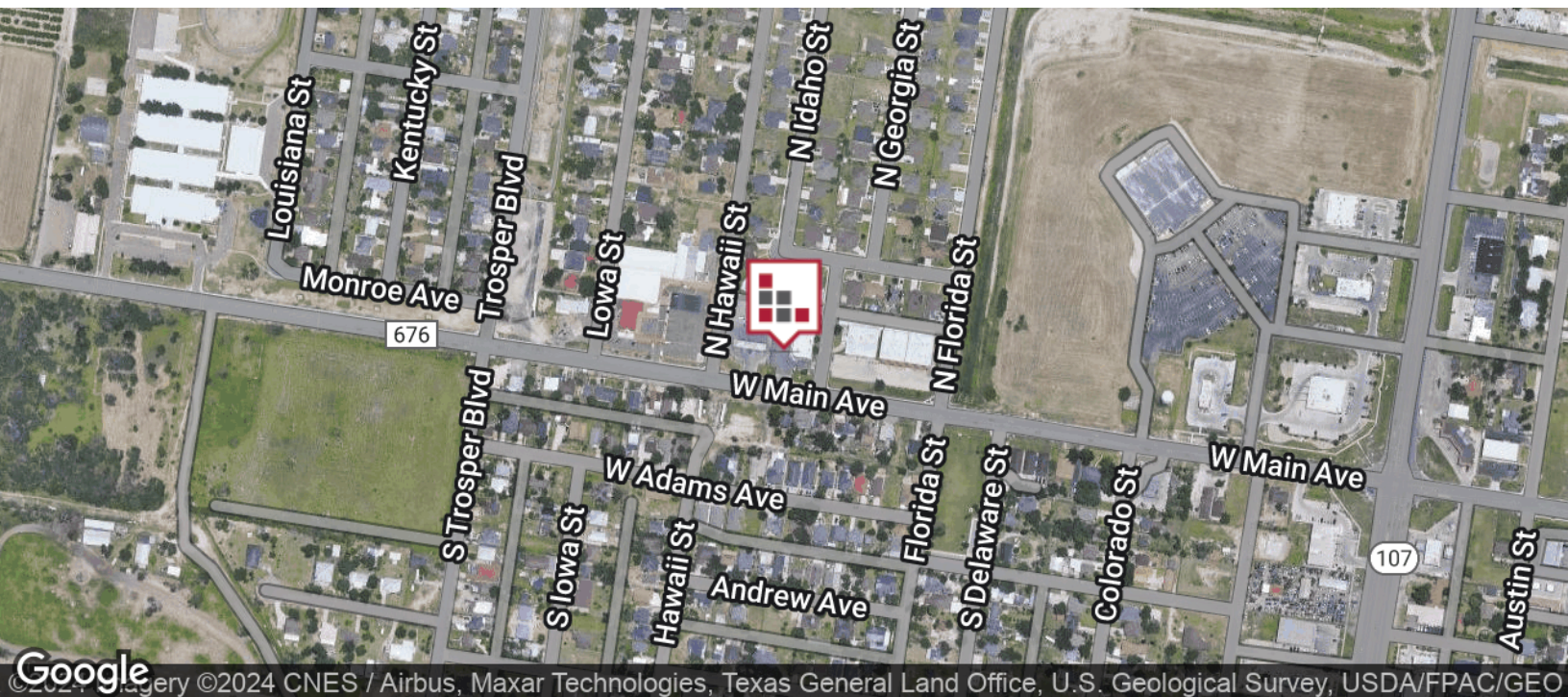
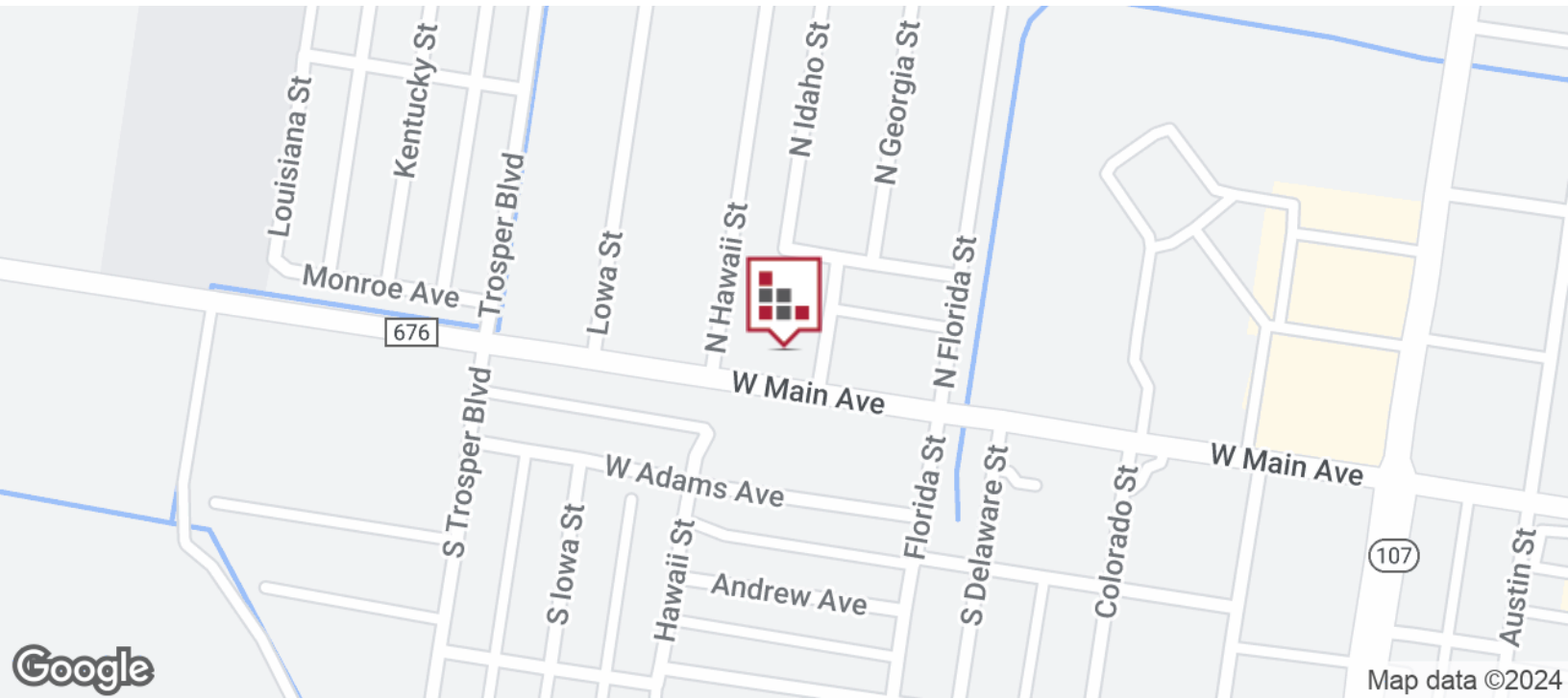


Storefront



FOR LEASE  
ALTON PLAZA

## LOCATION MAPS



# FOR LEASE ALTON PLAZA

## LEASE SPACES



### LEASE INFORMATION

Lease Type:	[Elect/Water/Gas/Cable additional]	Lease Term:	36 months
Total Space:	1,100 - 1,120 SF	Lease Rate:	\$15.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4	Available	1,100 SF	[Elect/Water/Gas/Cable additional]	\$15.00 SF/yr	Former Hair Salon - Exposed Ceilings, Double Outlets in Beauty Rooms, Ceramic Tile throughout- Like New
Suite 5	Available	1,120 SF	[Elect/Water/Gas/Cable additional]	\$15.00 SF/yr	Former Clothing Store - Exposed Ceilings, Two (2) Dressing Rooms, Ceramic Tile Throughout, Like New Condition



## ALTON AREA

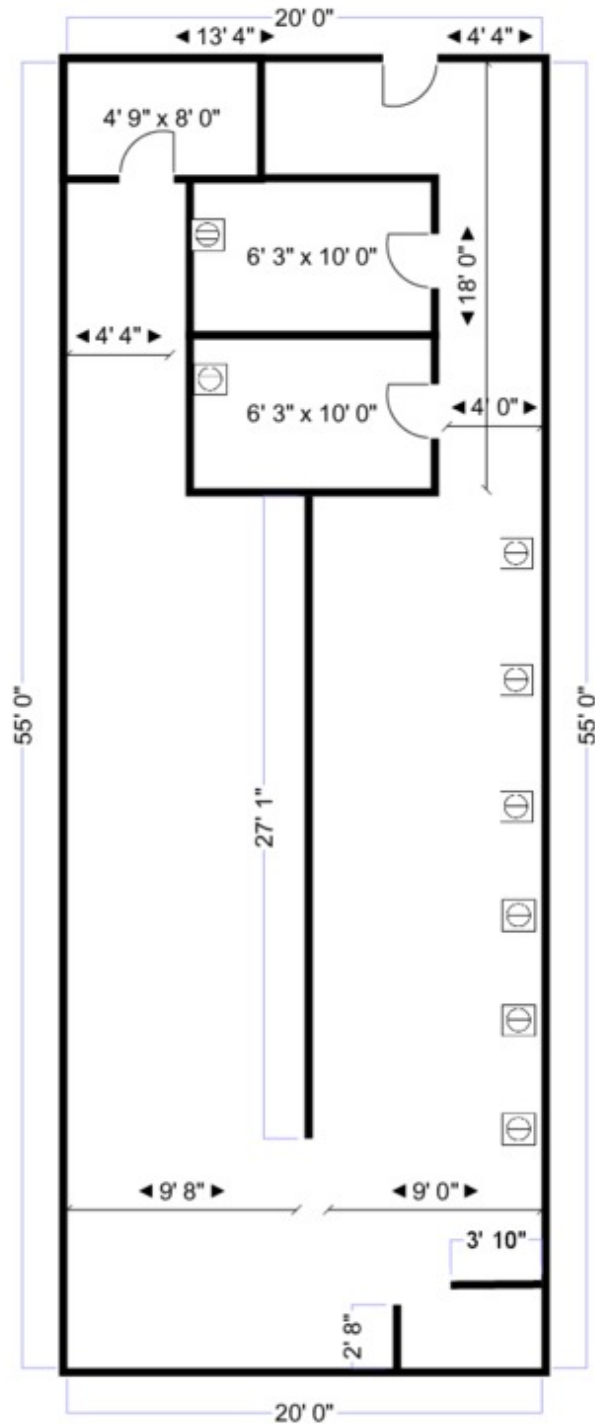
## RETAILER MAP



Map data ©2021 Imagery ©2021 , CNES / Airbus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

FOR LEASE  
ALTON PLAZA

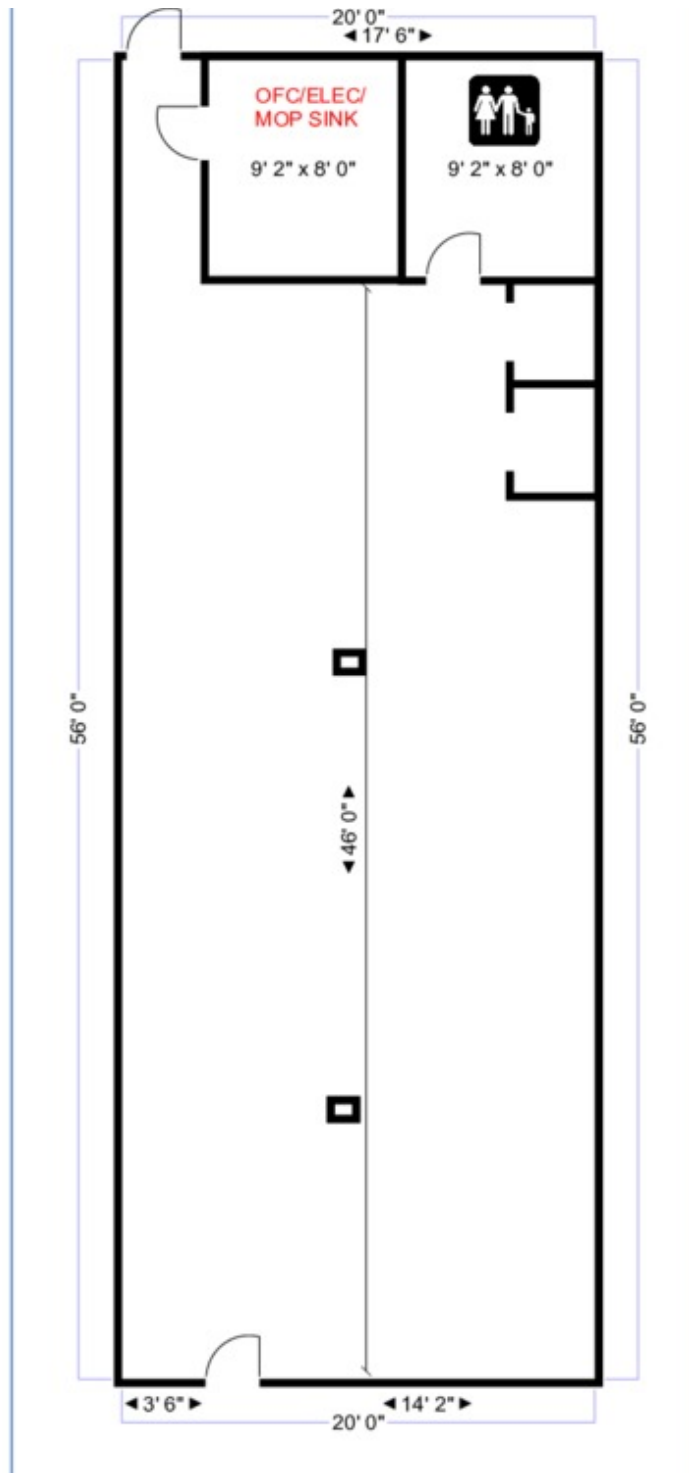
## FLOOR PLAN - SUITE 104





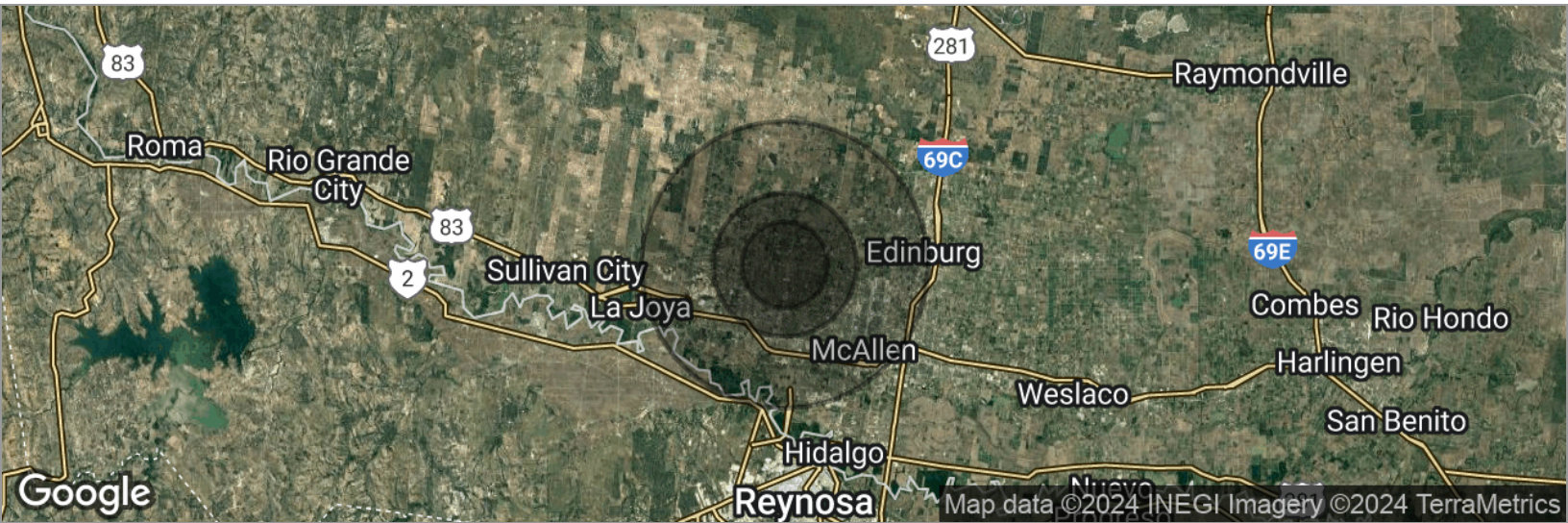
FOR LEASE  
ALTON PLAZA

## FLOOR PLAN - SUITE 105



# FOR LEASE ALTON PLAZA

## DEMOGRAPHICS MAP



### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total population	39,132	112,360	360,707
Median age	25.3	27.0	29.4
Median age (Male)	23.5	25.5	28.0
Median age (Female)	27.2	28.7	30.8

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total households	9,338	29,163	105,011
# of persons per HH	4.2	3.9	3.4
Average HH income	\$46,062	\$50,253	\$53,155
Average house value	\$99,553	\$98,946	\$113,576

### ETHNICITY (%)

#### 3 MILES

#### 5 MILES

#### 10 MILES

Hispanic	95.8%	92.5%	87.6%
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### RACE (%)

White	74.5%	76.6%	78.1%
Black	0.3%	0.3%	0.5%
Asian	0.5%	0.7%	1.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.6%	0.3%	0.3%
Other	23.6%	21.4%	18.5%

\* Demographic data derived from 2020 ACS - US Census