

OFFICE SPACE FOR LEASE

632 ED CAREY DRIVE



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HARLINGEN, TX

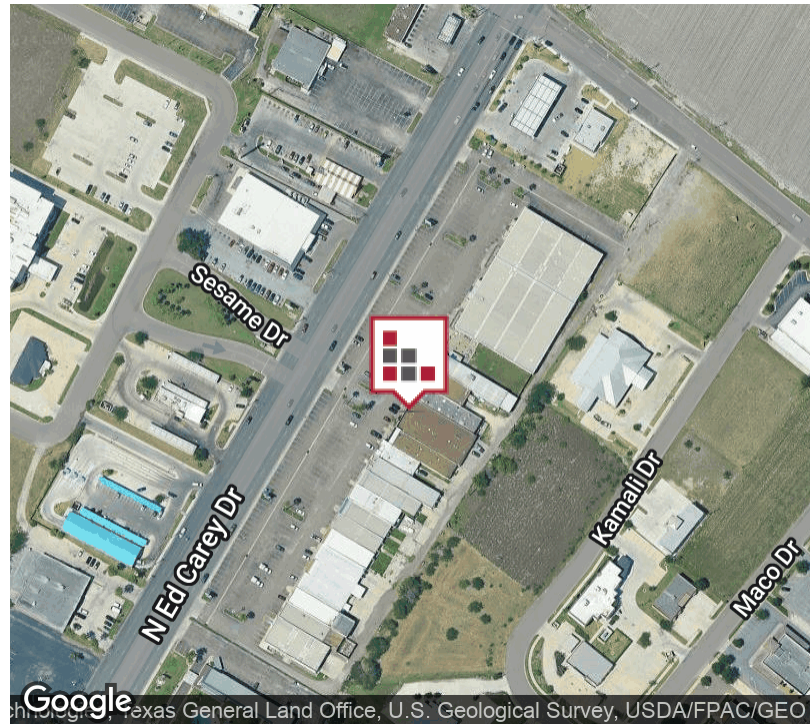


Great Office for small business or Start up! Move-in Ready location with three (3) individual offices and separate entry for each. Unit has its own restroom and Glass window. +/- 552 sf office with water/sewer included in Monthly Rent of \$825.00 Signage is available on Pylon Sign on Ed Carey Drive.



FOR LEASE
632 ED CAREY DRIVE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$825.00 per month (Gross)
Building Size:	552 SF
Available SF:	552 SF
Lot Size:	18,011 SF
Number of Units:	1
Year Built:	2005
Zoning:	C
Market:	Rio Grande Valley
Submarket:	Harlingen

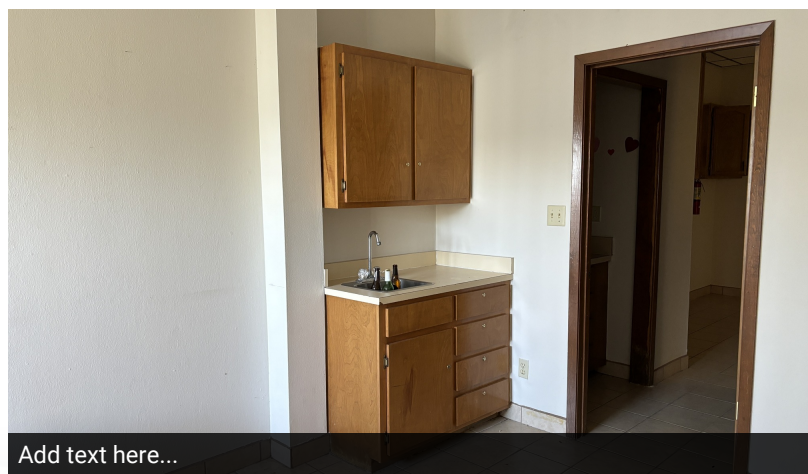
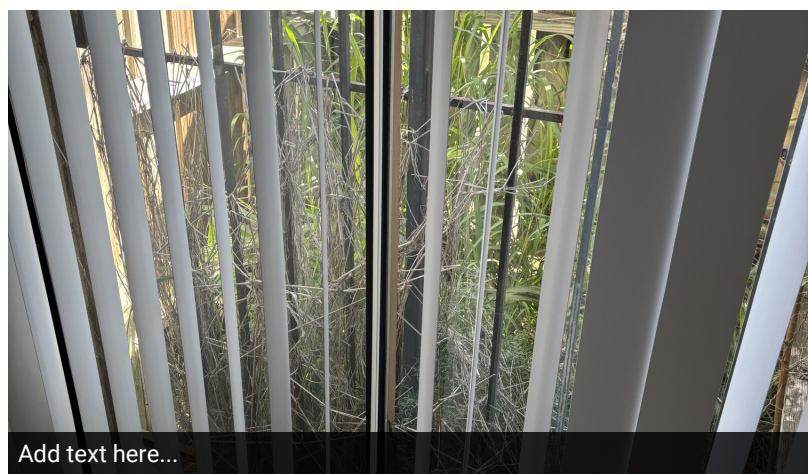
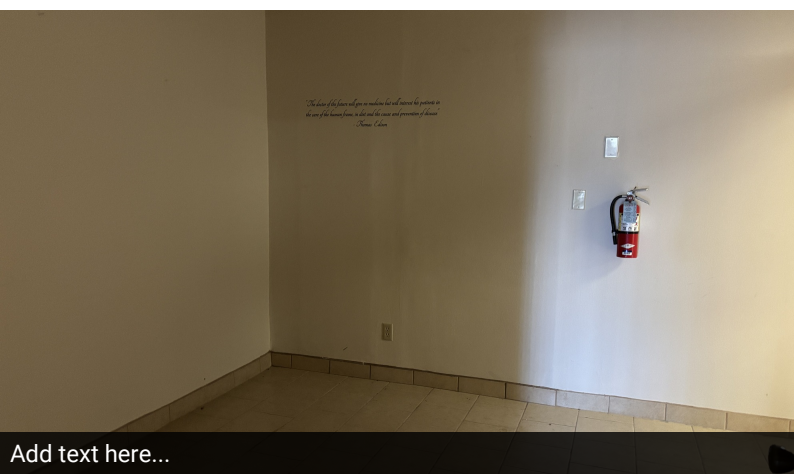
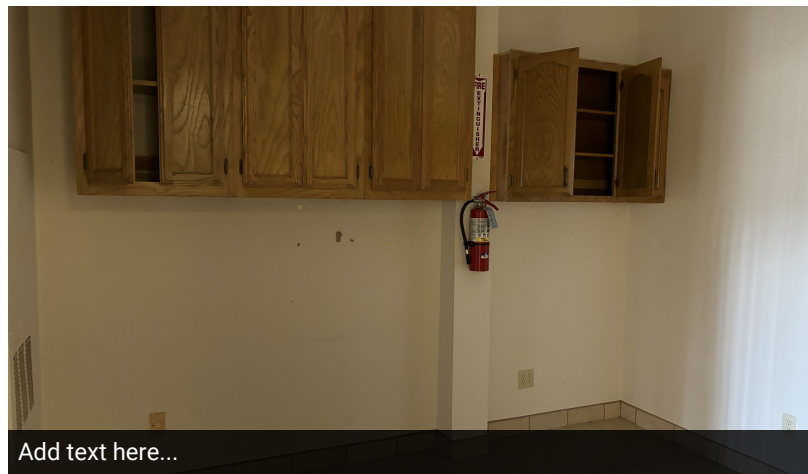
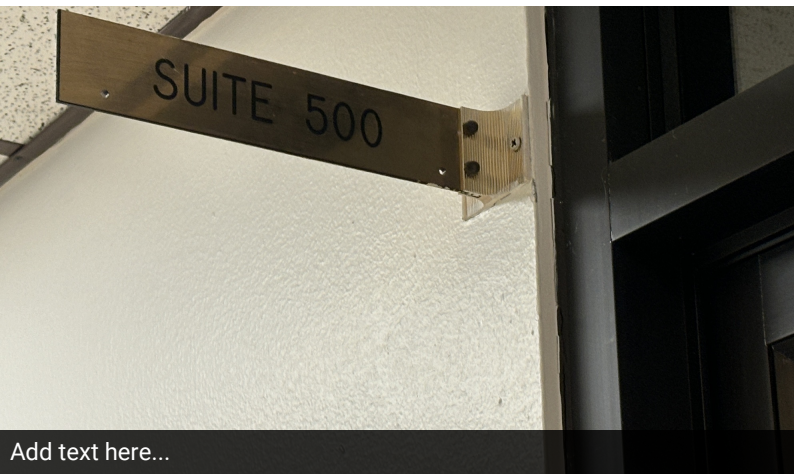
PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- Move In Ready
- Water/Sewer Included
- Three (3) Individual Entry Doors

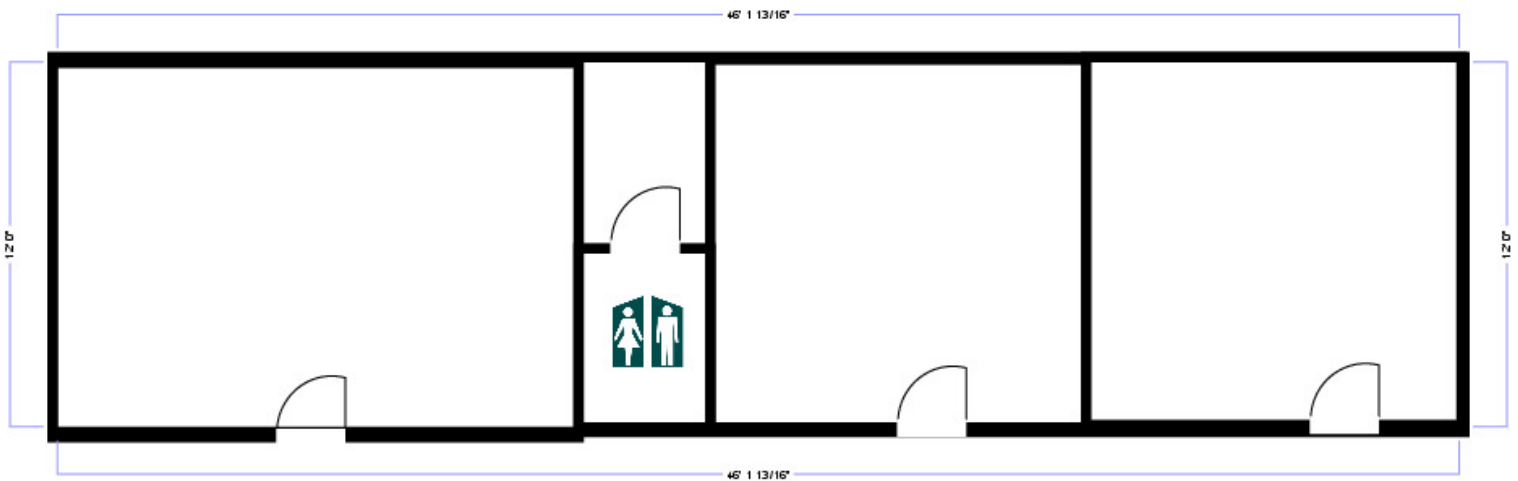
FOR LEASE
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ADDITIONAL PHOTOS



FOR LEASE
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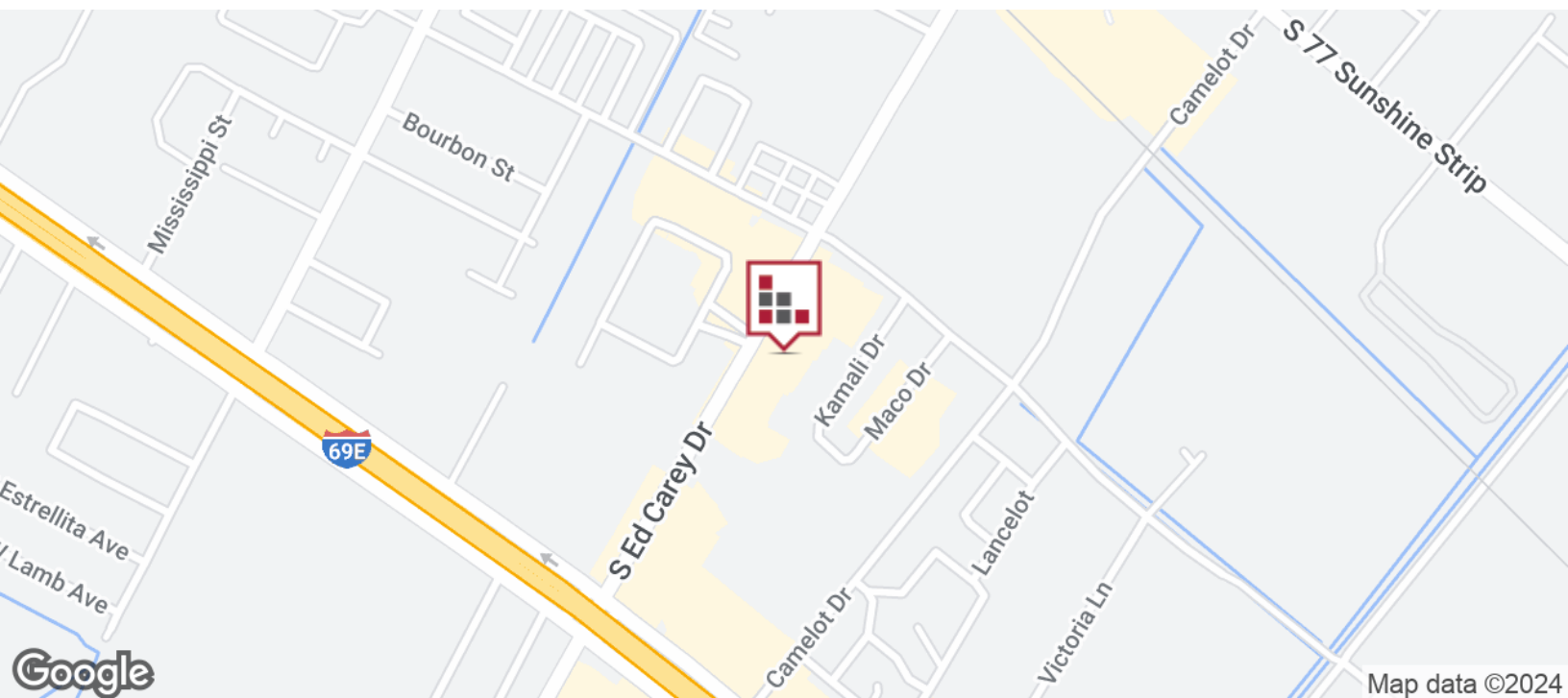
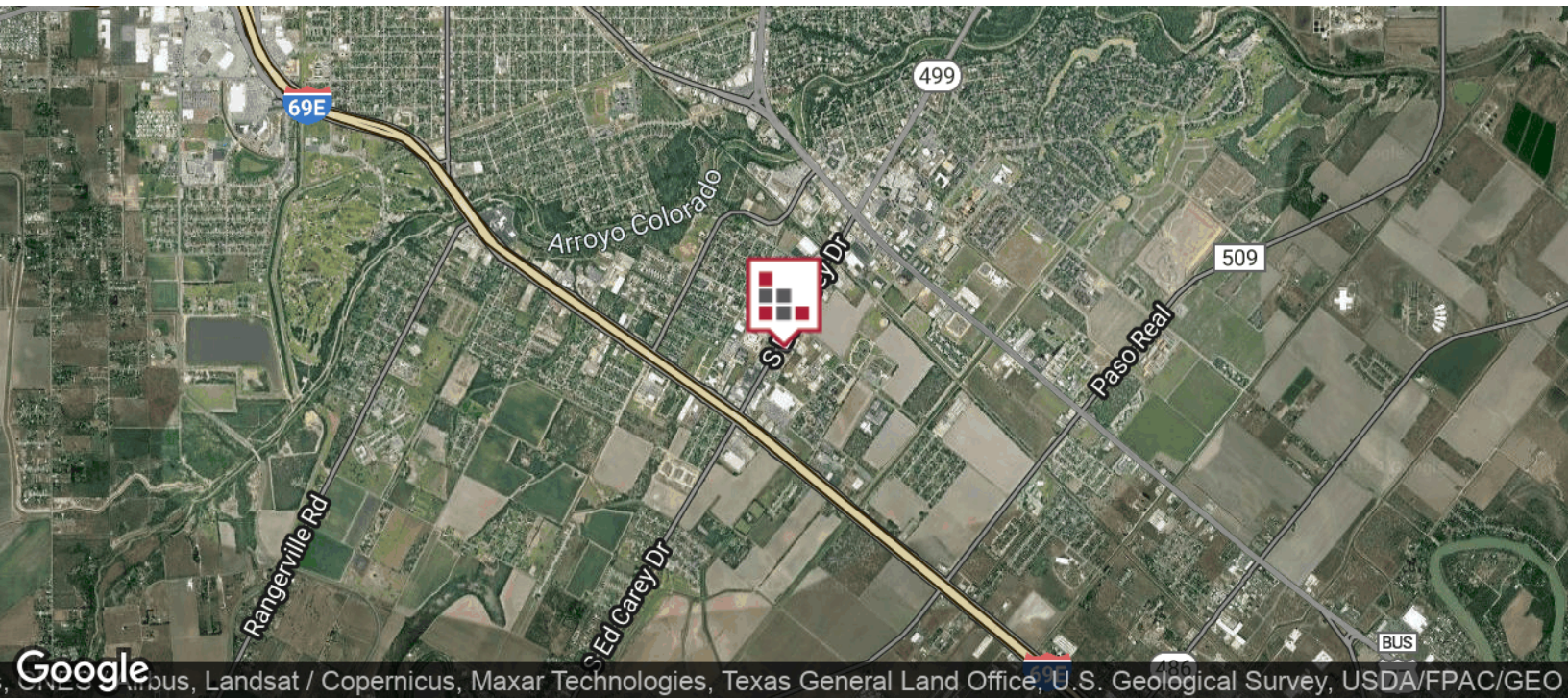
FLOOR PLANS

632 Ed Carey
Unit 500
Harlingen, Texas 78550
+/- 552 sf



FOR LEASE
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LOCATION MAP



CINDY HOPKINS REAL ESTATE

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FOR LEASE

632 ED CAREY DRIVE

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	45,160	90,050	157,110
Median age	31.8	32.2	33.3
Median age (Male)	30.8	31.6	33.1
Median age (Female)	34.4	34.8	34.9

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	17,708	33,803	57,773
# of persons per HH	2.6	2.7	2.7
Average HH income	\$43,036	\$45,675	\$48,900
Average house value	\$82,855	\$90,598	\$94,250

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	85.9%	86.3%	86.6%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	83.7%	84.0%	84.3%
Black	1.5%	1.1%	0.9%
Asian	0.8%	0.7%	0.8%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.2%	0.2%	0.2%
Other	4.8%	5.3%	4.8%

* Demographic data derived from 2020 ACS - US Census