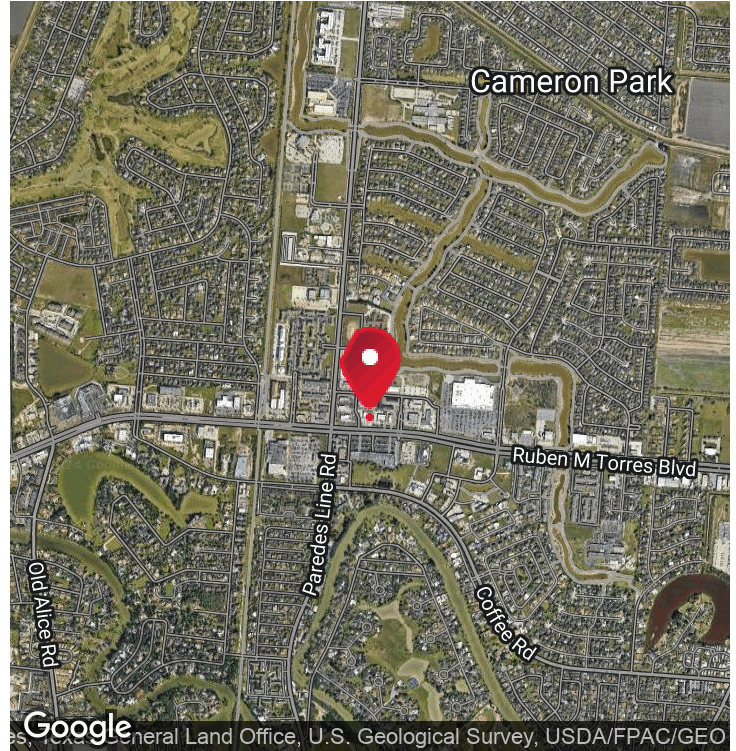


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$3,668.00
Available SF:	1,834 SF
Unit #	3

PROPERTY OVERVIEW

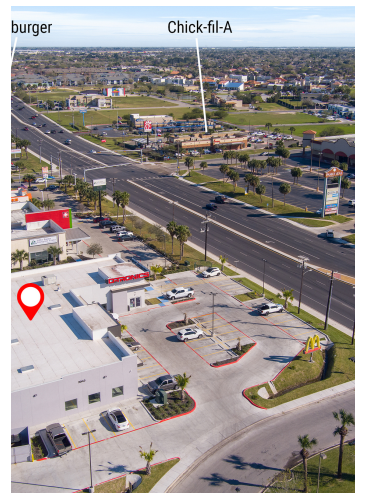
New retail shopping strip in the coveted Ruben Torres corridor. \$2.00 / sq.ft. per month with a minimum three year contract. High visibility in a major thoroughfare in the growing Brownsville market. Owner is also a tenant in the strip center ensuring professional and reliable response to all tenants.

PROPERTY HIGHLIGHTS

- Minimum 3 year contract
- \$10 TI allowance
- Owner of plaza anchors plaza
- \$2 a sqft

2043 RUBEN M TORRES BOULEVARD #3
FOR LEASE

ADDITIONAL PHOTOS



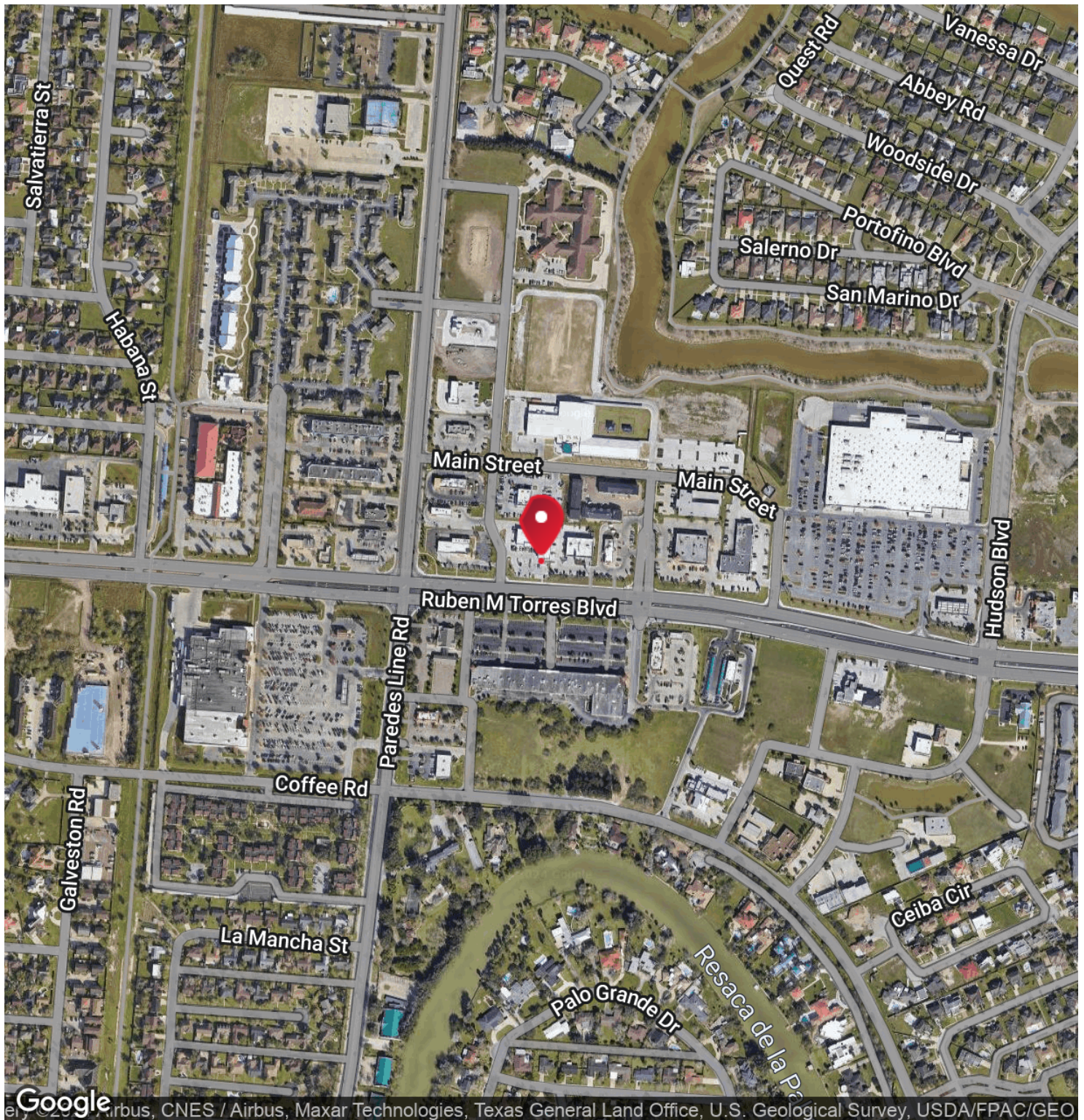
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LOCATION MAP



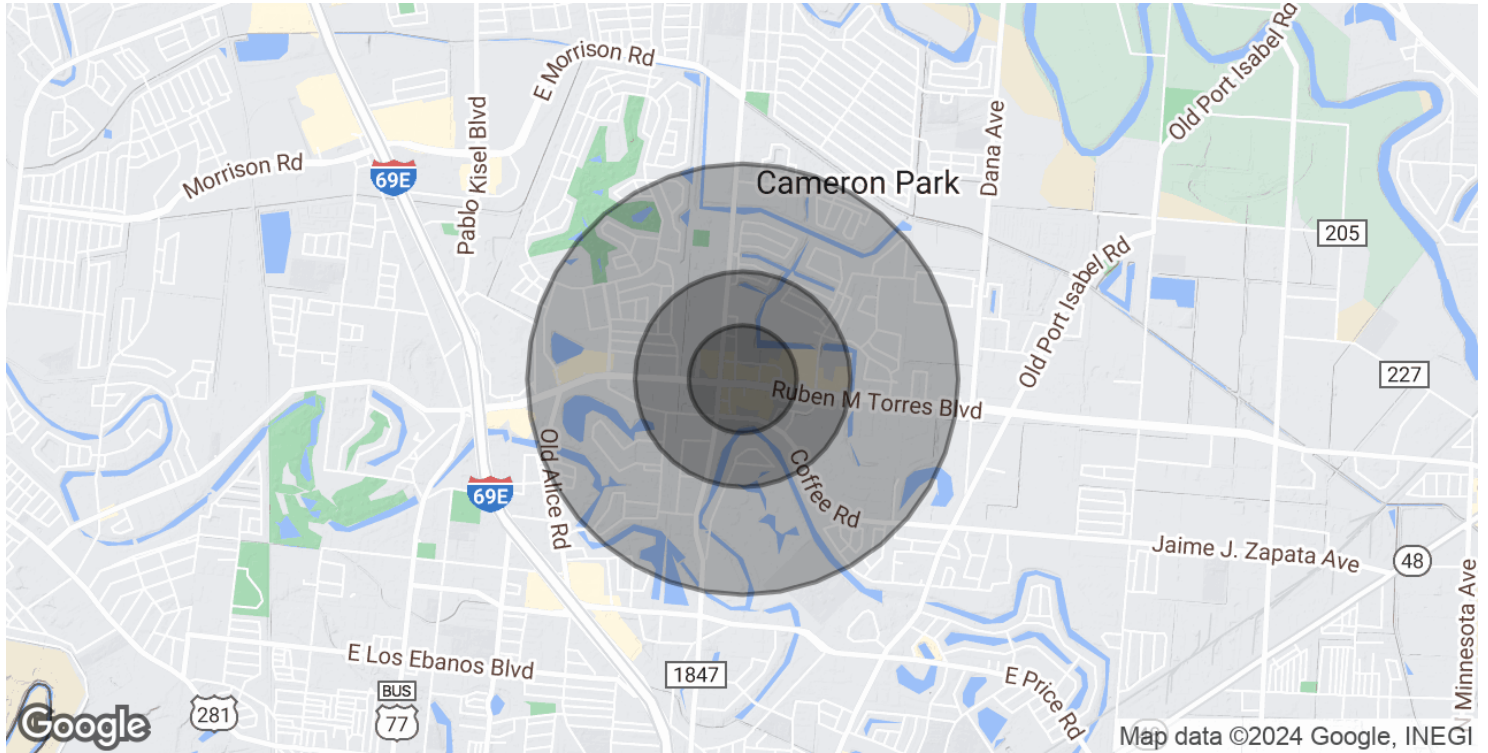
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	801	3,334	13,275
Average Age	26.7	29.0	32.2
Average Age (Male)	26.8	27.7	31.3
Average Age (Female)	26.5	31.7	35.0

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	290	1,138	4,478
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$56,552	\$63,038	\$66,417
Average House Value	\$71,920	\$94,704	\$107,635

* Demographic data derived from 2020 ACS - US Census

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