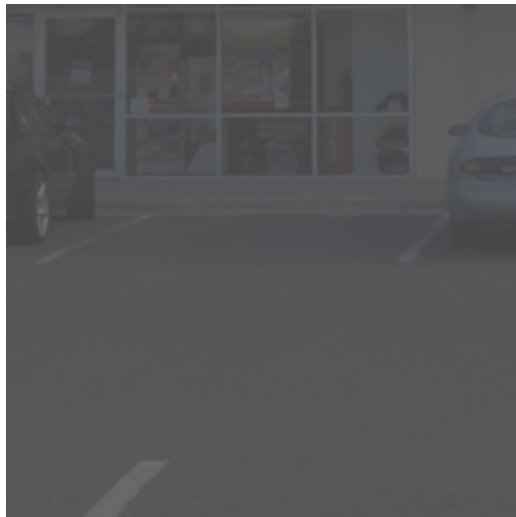


RETAIL PROPERTY FOR LEASE

# PALMHURST PLAZA



**4322**  
N CONWAY AVE  
PALMHURST, TX

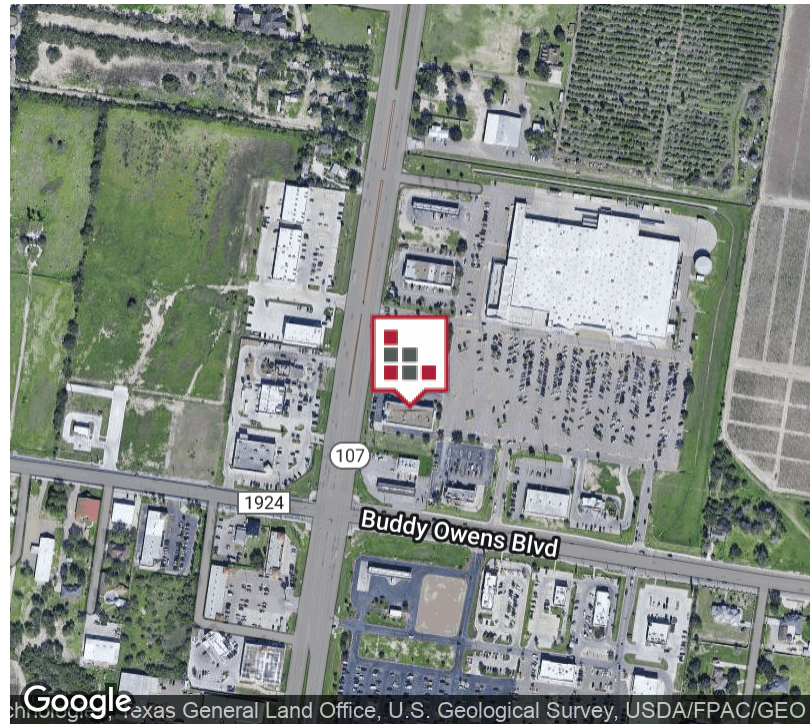


On the corner of Conway Ave and Buddy Owens Blvd, this retail space is right in the middle of the burgeoning City of Palmhurst. Join Agua Dental on this 2,450 sf End-Cap Location, which can be expanded into a 1,108 sf Former GNC location, or be utilized individually. Located adjacent to WalMart, this established Shopping Center is in the City of Palmhurst with Pizza Hut and Game Stop.



# FOR LEASE PALMHURST PLAZA

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr ([\$6.14 NNN];
Building Size:	11,970 SF
Available SF:	1,108 - 2,450 SF
Lot Size:	1.34 Acres
Year Built:	2005
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Mission/Palmhurst
Traffic Count:	23,000

### PROPERTY OVERVIEW

On the corner of Conway Ave and Buddy Owens Blvd, this retail space is right in the middle of the burgeoning City of Palmhurst. Join Agua Dental on this 2,450 sf End-Cap Location, which can be expanded into a 1,108 sf Former GNC location, or be utilized individually. Located adjacent to WalMart, this established Shopping Center is in the City of Palmhurst with Pizza Hut, Game Stop, iPhone Repair and Nails. Palmhurst Shopping Center is surrounded by other retail and dense housing and is considered the Primary Intersection for the Palmhurst/Mission area.

### PROPERTY HIGHLIGHTS

- Under new management
- Wal-Mart shadowed center
- Proximity to HEB and other major retailers
- Rapidly growing area with new businesses continuing to thrive

# FOR LEASE PALMHURST PLAZA

## AVAILABLE SPACES

**LEASE TYPE** | [\$6.14 NNN]; [\$6.14 psf]/

**TOTAL SPACE** | 1,108 - 2,450 SF

**LEASE TERM** | 36 to 60 months

**LEASE RATE** | \$18.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2	Available	1,108 SF	[\$6.14 NNN]	\$18.00 SF/yr	-
Suite 3	Available	2,450 SF	[\$6.14 psf]/	\$18.00 SF/yr	-



FOR LEASE  
PALMHURST PLAZA

PHOTOS



Former GNC Location



Agua Dental - Cotenant



Agua Dental

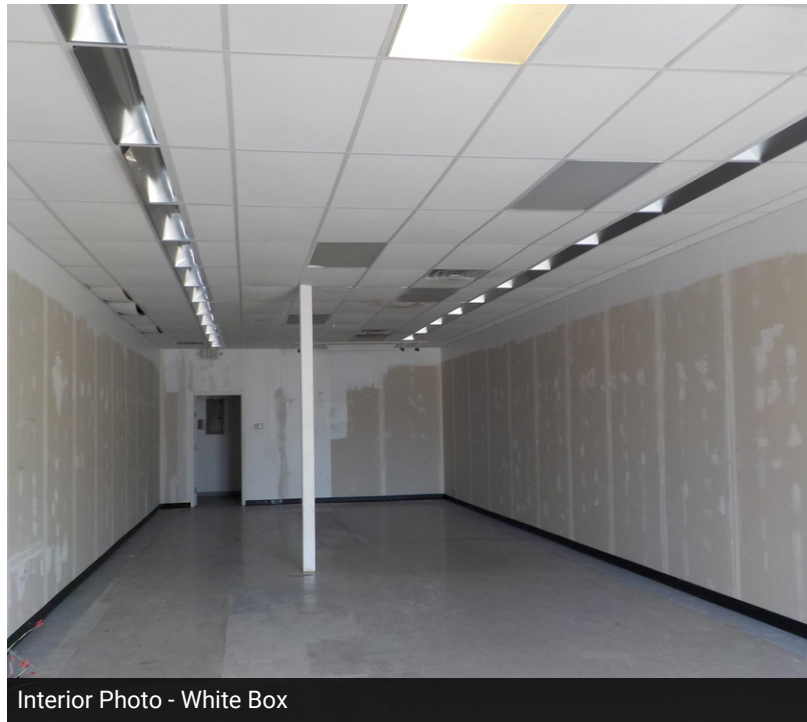


FOR LEASE  
PALMHURST PLAZA

ADDITIONAL PHOTOS



Front Entrance - Former GNC



Interior Photo - White Box



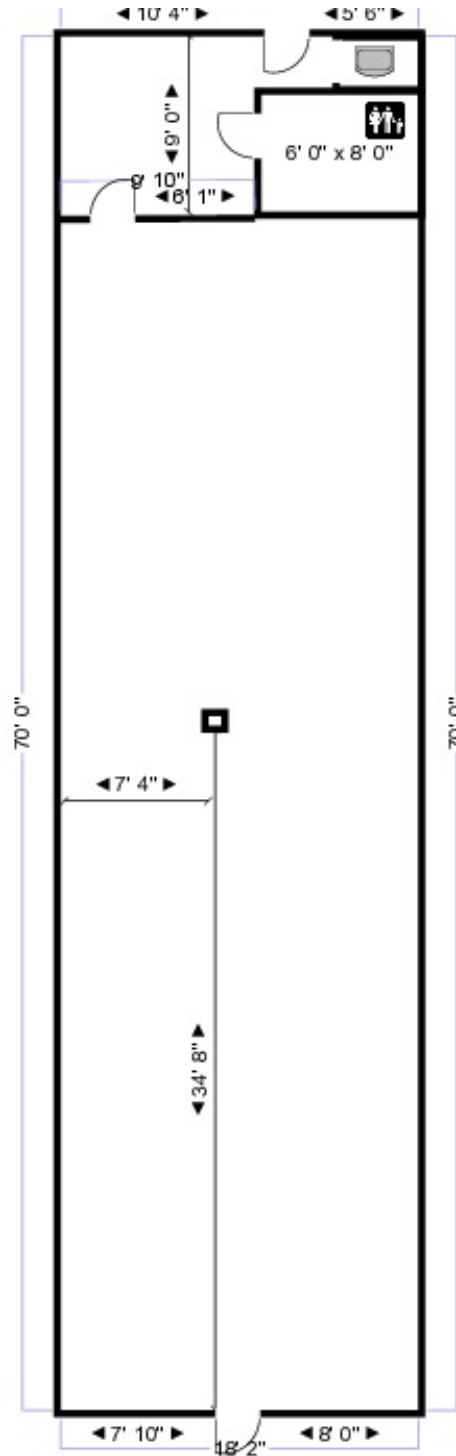
Interior - Door to Employee Area/Restroom



Exterior - Rear Entry Driveway with Signage Opportunity

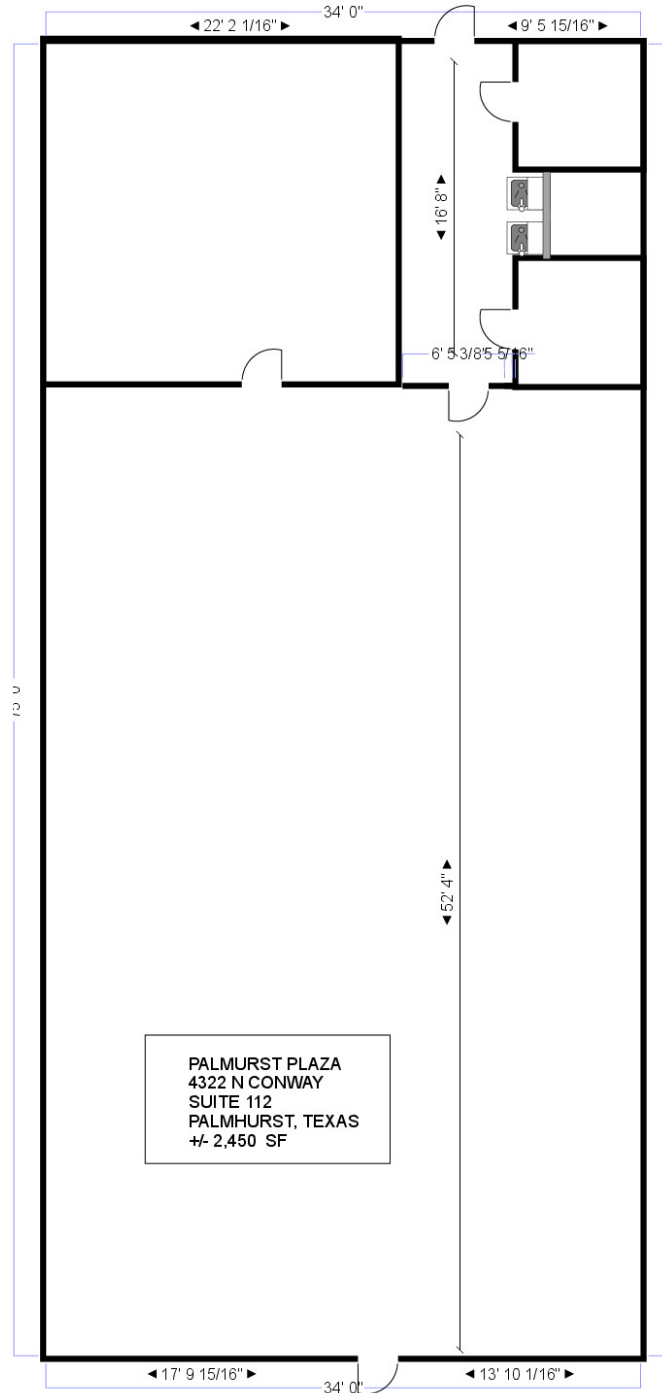
FOR LEASE  
PALMHURST PLAZA

**FLOOR PLAN - 1,108 SF**



FOR LEASE  
PALMHURST PLAZA

**FLOOR PLAN - 2,450 SF**





FOR LEASE  
PALMHURST PLAZA

AERIAL HIGHLIGHT





# FOR LEASE PALMHURST PLAZA

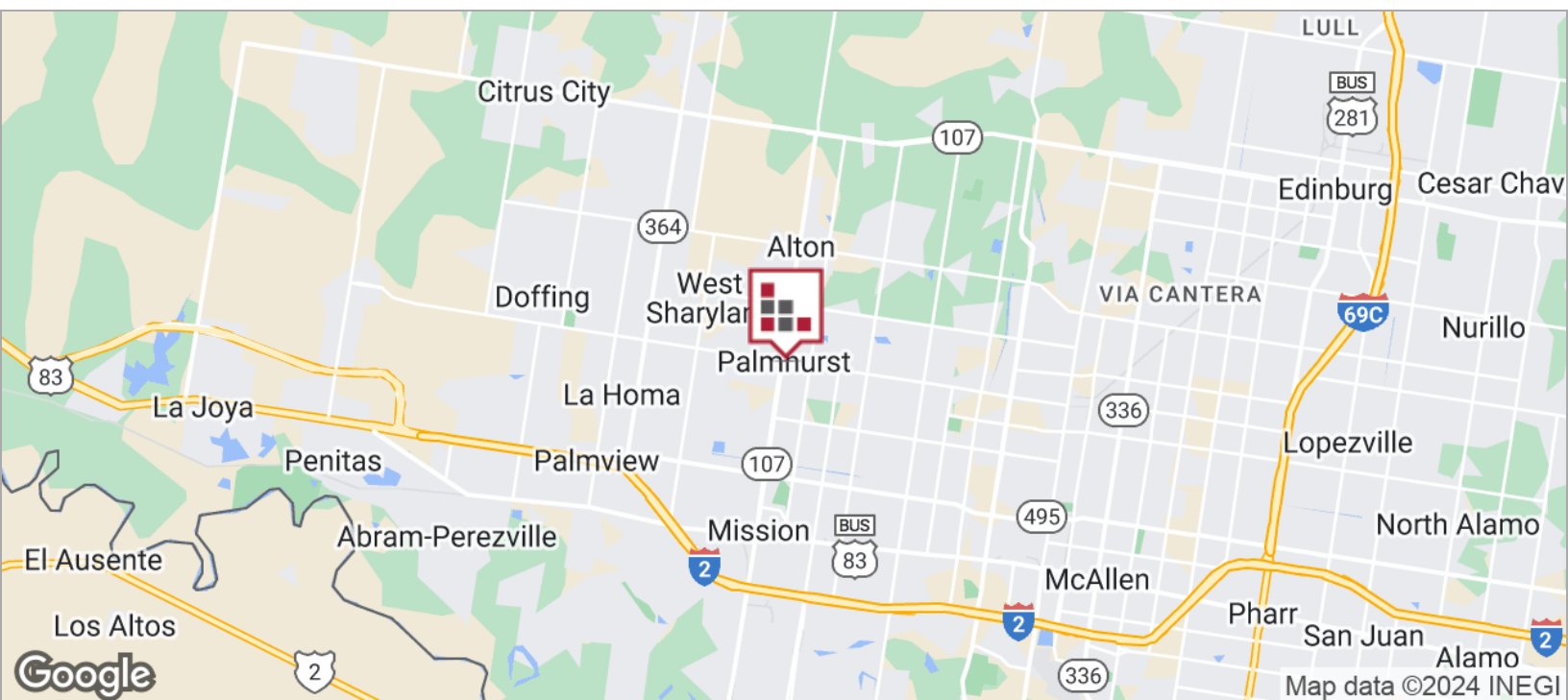
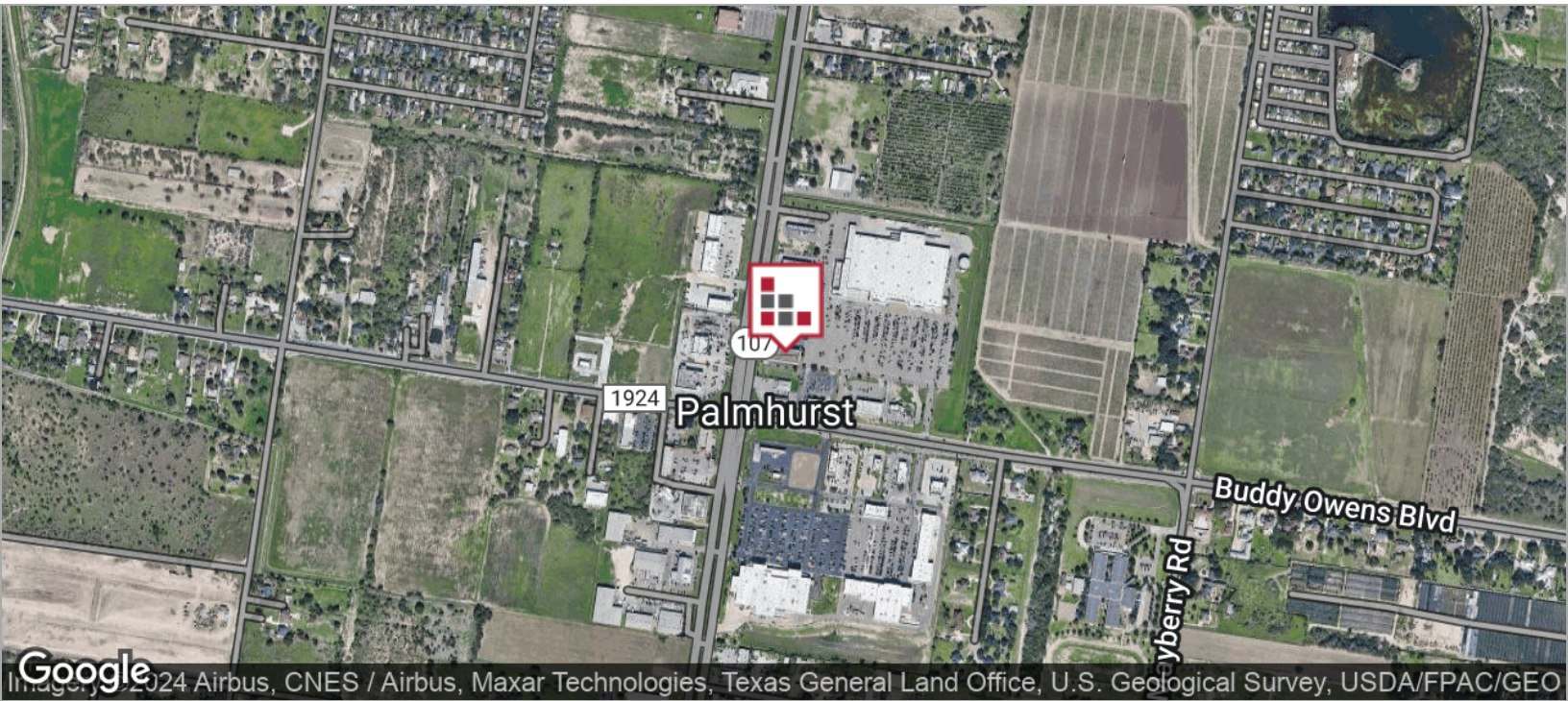
## RETAILER MAP





# FOR LEASE PALMHURST PLAZA

## LOCATION MAPS





# FOR LEASE PALMHURST PLAZA

## DEMOGRAPHICS MAP



### POPULATION

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total population	57,689	154,885	376,650
Median age	28.0	29.3	29.6
Median age (Male)	26.4	27.9	28.2
Median age (Female)	29.6	30.6	31.1

### HOUSEHOLDS & INCOME

#### 3 MILES

#### 5 MILES

#### 10 MILES

Total households	15,539	42,777	110,330
# of persons per HH	3.7	3.6	3.4
Average HH income	\$53,315	\$50,795	\$53,541
Average house value	\$111,253	\$101,564	\$116,382

### ETHNICITY (%)

#### 3 MILES

#### 5 MILES

#### 10 MILES

Hispanic	91.6%	89.7%	87.6%
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### RACE (%)

White	77.5%	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%	18.2%

\* Demographic data derived from 2020 ACS - US Census