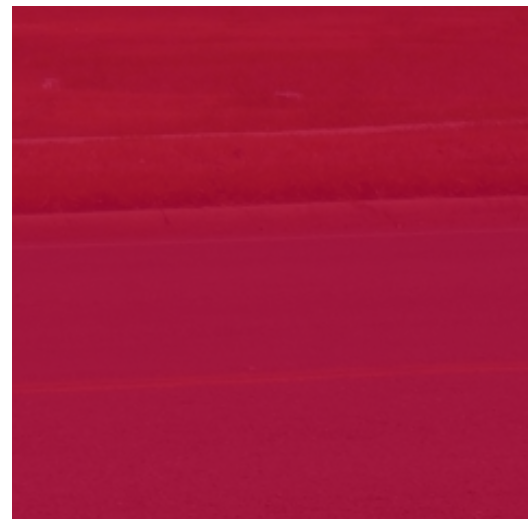
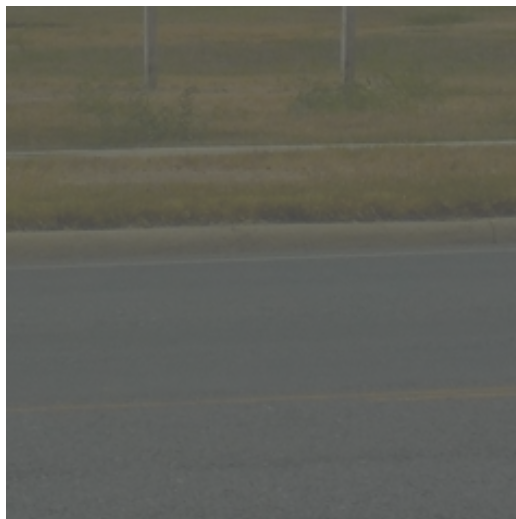


RETAIL PROPERTY FOR LEASE

HEB SAN BENITO PLAZA



1095
W BUSINESS 77
SAN BENITO, TX

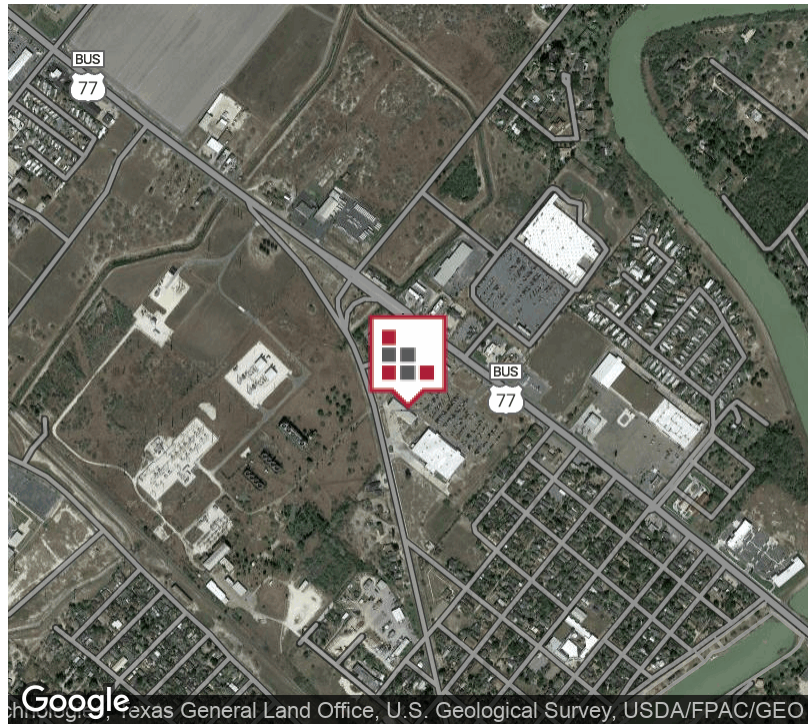


+/- 2,400 sf Former Medical Office with Reception area/window, six (6) Exam Rooms, Nurses Station, Employee Lounge, Lab, Server Room and Doctor's Office. Join Rodeo Dental, TMobile and Wing Stop at this HEB-Anchored Shopping Center at US Highway 77, San Benito, Texas. Ample drive-up parking and consistent customer traffic from HEB. WallMart is located directly across the street!



FOR LEASE HEB - SAN BENITO PLAZA

EXECUTIVE SUMMARY



Lease Rate	\$24.00 SF/YR
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OFFERING SUMMARY

Building Size:	10,000 SF
Available SF:	2,400 SF
Lot Size:	1 Acres
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	San Benito

PROPERTY OVERVIEW

+/- 2,400 sf Former Medical Office with Reception area/window, six (6) Exam Rooms, Nurses Station, Employee Lounge, Lab, Server Room and Doctor's Office. Join Rodeo Dental, TMobile and Wing Stop at this HEB-Anchored Shopping Center at US Highway 77, San Benito, Texas. Ample drive-up parking and consistent customer traffic from HEB. WallMart is located directly across the street of this San Benito Retail Corridor.

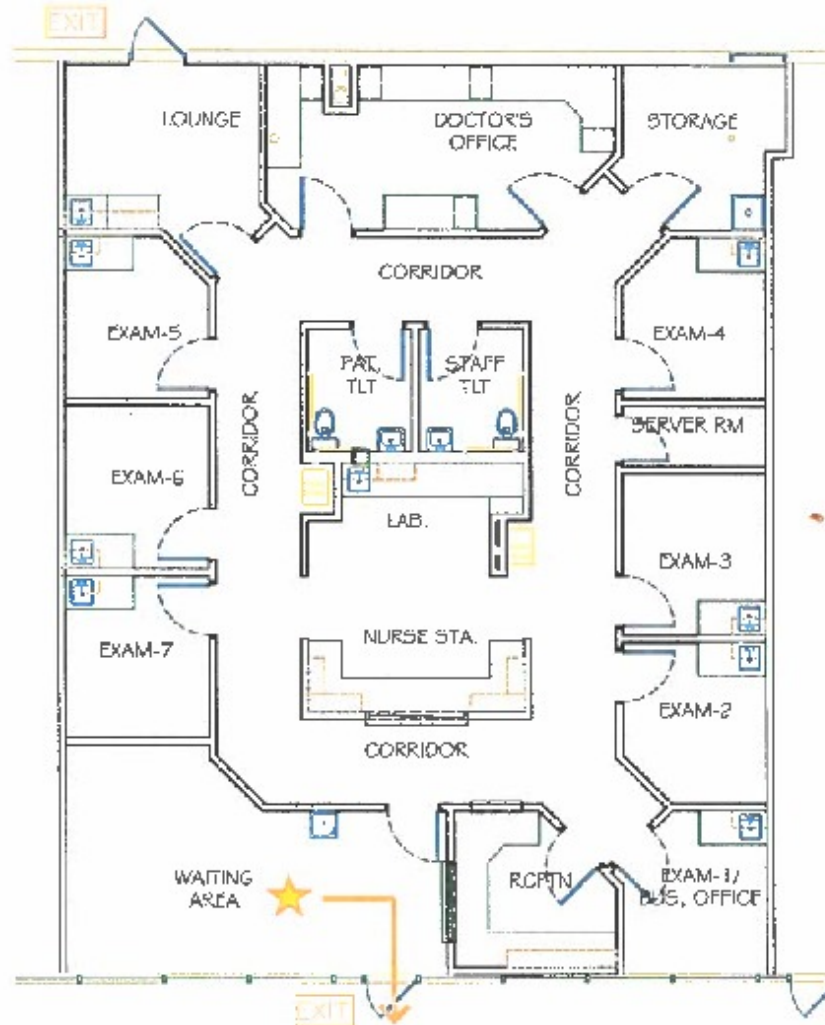
PROPERTY HIGHLIGHTS

- HEB Anchored
- Former Medical Office
- Proximity to WalMart
- Signalized Intersection

FOR LEASE
HEB - SAN BENITO PLAZA

FLOOR PLANS

EMERGENCY EVACUATION MAP



San Benito Clinic

LEGEND:

EXIT: FIRE EXIT

★ YOU ARE IN THIS AREA

San Benito, TX.

EFP sanbenit.clinc AUG 17



Commercial Real Estate in the Rio Grande Valley

CINDY HOPKINS REAL ESTATE

312 E Harrison Ave // Harlingen, TX 78550

956.778.3255 // chopkinsrealestate.com

The information contained herein was obtained from sources deemed reliable; however, CHRE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

FOR LEASE
HEB - SAN BENITO PLAZA

ADDITIONAL PHOTOS



HEB Anchored Retail Strip



Front Elevation



Patient Check In



Typical Exam Room (6)



Employee Work Area



Lab Area

FOR LEASE
HEB - SAN BENITO PLAZA

AERIAL MAP



FOR LEASE
HEB - SAN BENITO PLAZA

RETAILER MAP



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

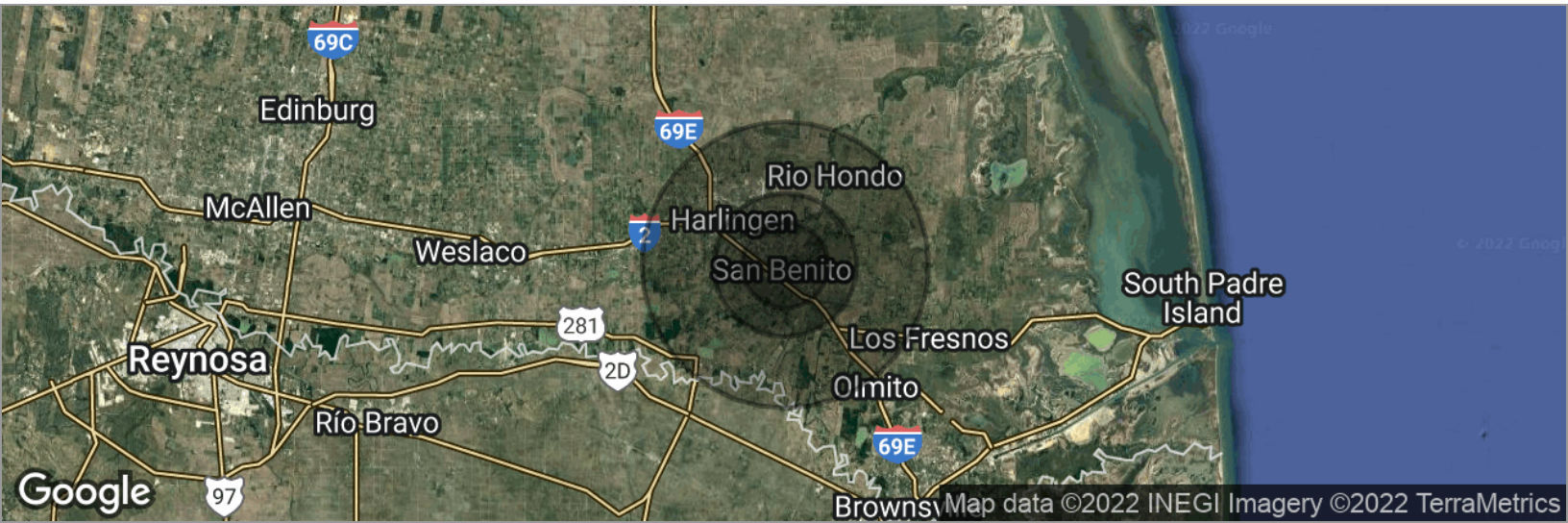
FOR LEASE
HEB - SAN BENITO PLAZA

LOCATION MAPS



FOR LEASE HEB - SAN BENITO PLAZA

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	29,276	61,093	144,896
Median age	32.3	32.6	32.8
Median age (Male)	31.3	31.4	31.2
Median age (Female)	33.9	34.2	34.5

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	8,722	19,054	44,700
# of persons per HH	3.4	3.2	3.2
Average HH income	\$46,424	\$46,886	\$48,750
Average house value	\$73,691	\$81,467	\$92,950

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	88.3%	83.6%	83.1%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	83.0%	85.2%	89.2%
Black	0.6%	0.6%	0.6%
Asian	1.1%	1.6%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.2%	0.2%
Other	13.6%	10.9%	7.7%

* Demographic data derived from 2010 US Census