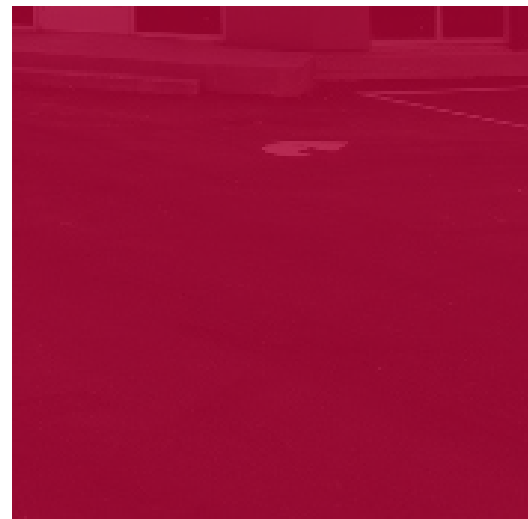


RETAIL PROPERTY FOR LEASE

ALTON PLAZA



515
W MAIN STREET
ALTON, TX

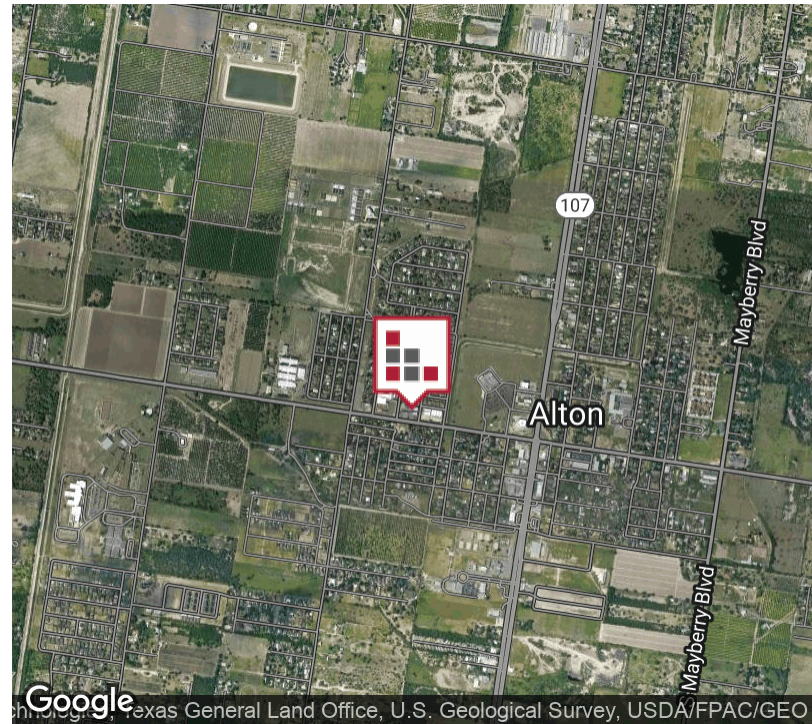


New-Contemporary Style Strip Center ready for your Small Business in Alton, Texas. Units are Right Sized for the area and Move-In-Ready for your new store. Ideal Strip Center your Phone Store, Loan Company or Barber Shop. Located in the CBD of Alton, Texas with proximity to City Offices, Retail and Restaurants.



FOR LEASE ALTON PLAZA

EXECUTIVE SUMMARY



Lease Rate	\$15.00 SF/YR/GROSS+
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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..



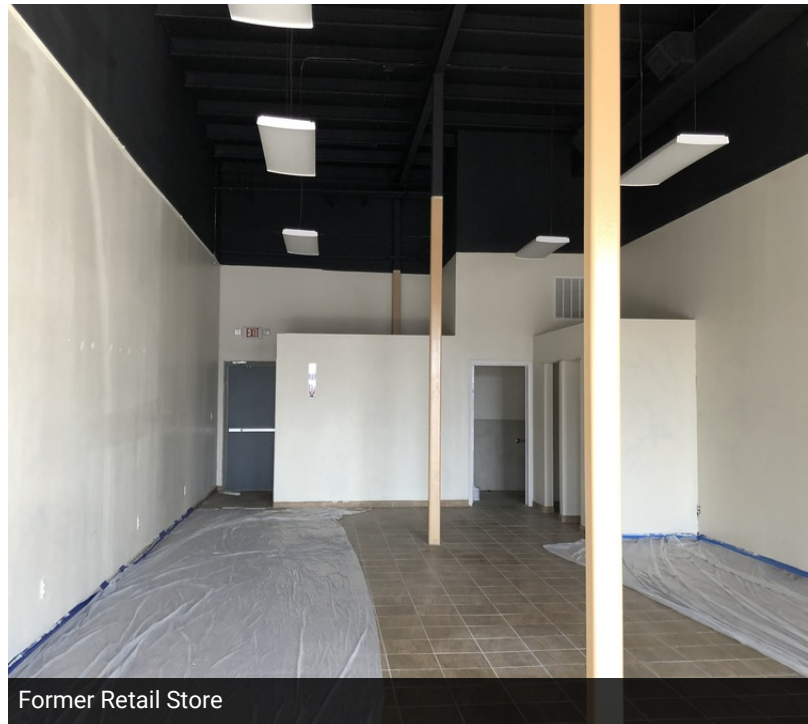
Former Beauty Salon - 6 Work Stations



Interior Photo -- Beauty Salon

FOR LEASE
ALTON PLAZA

ADDITIONAL PHOTOS



Former Retail Store

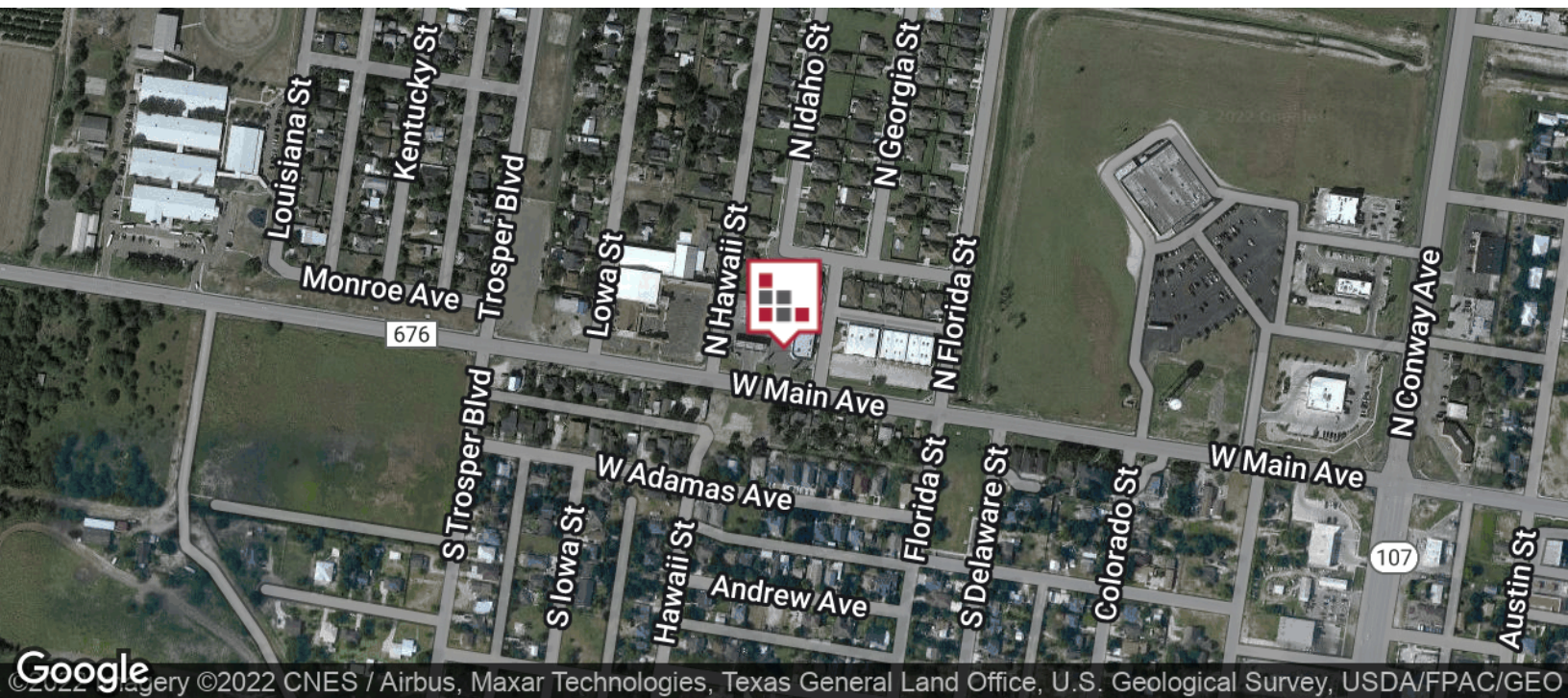
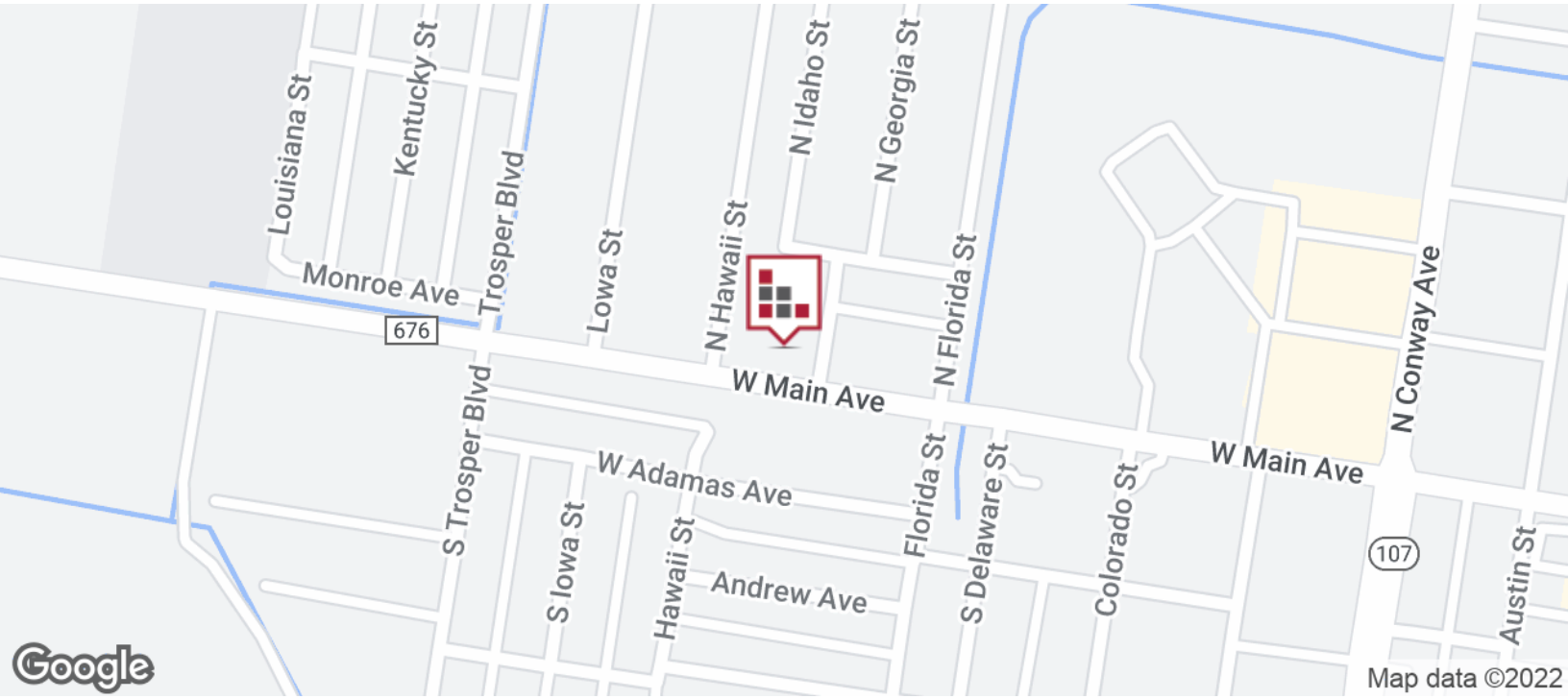


Storefront

Great Signage Opportunity!

FOR LEASE
ALTON PLAZA

LOCATION MAPS



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
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

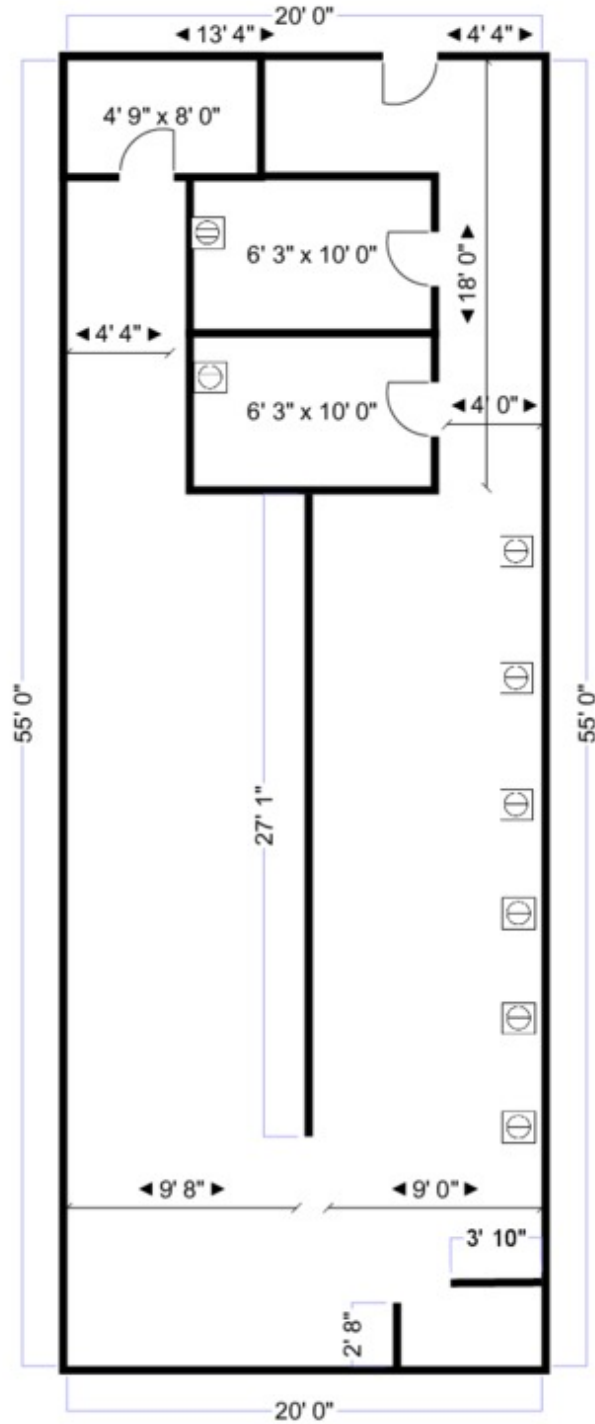
ALTON AREA

RETAILER MAP



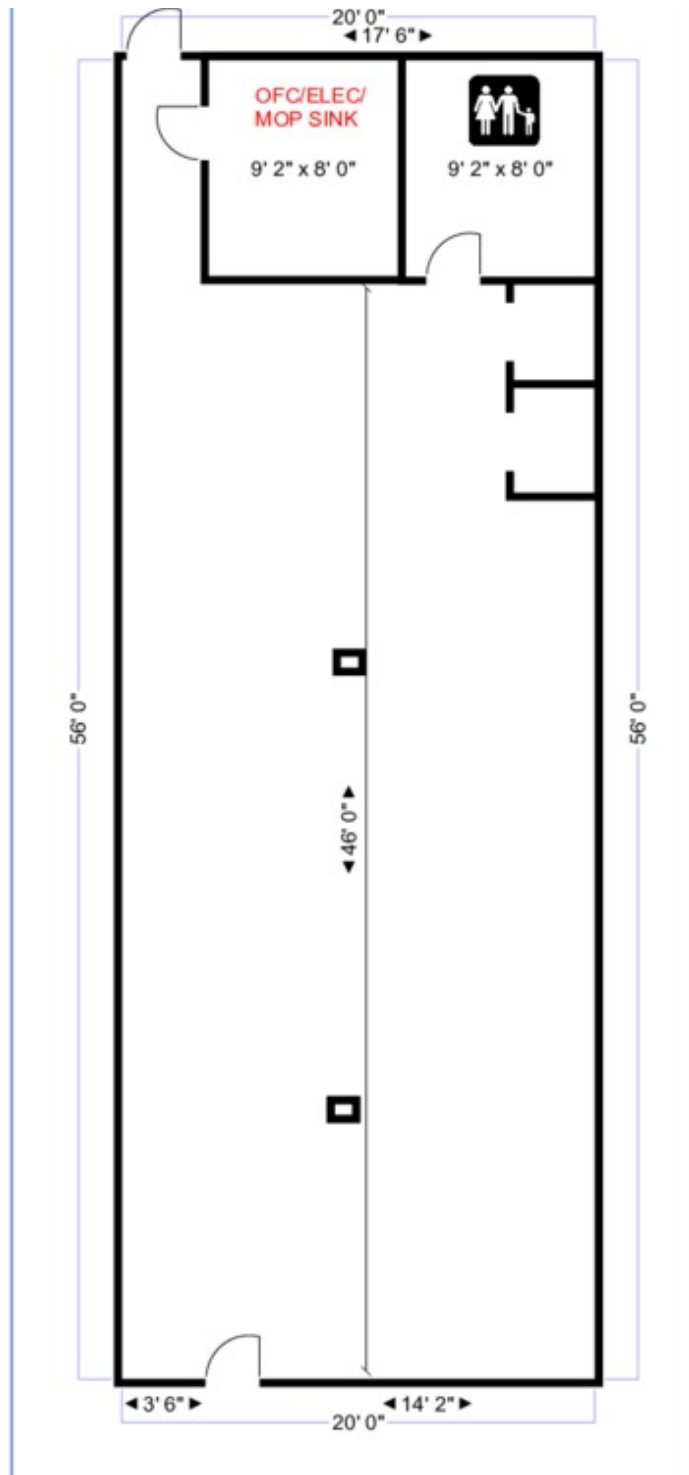
FOR LEASE
ALTON PLAZA

FLOOR PLAN - SUITE 104



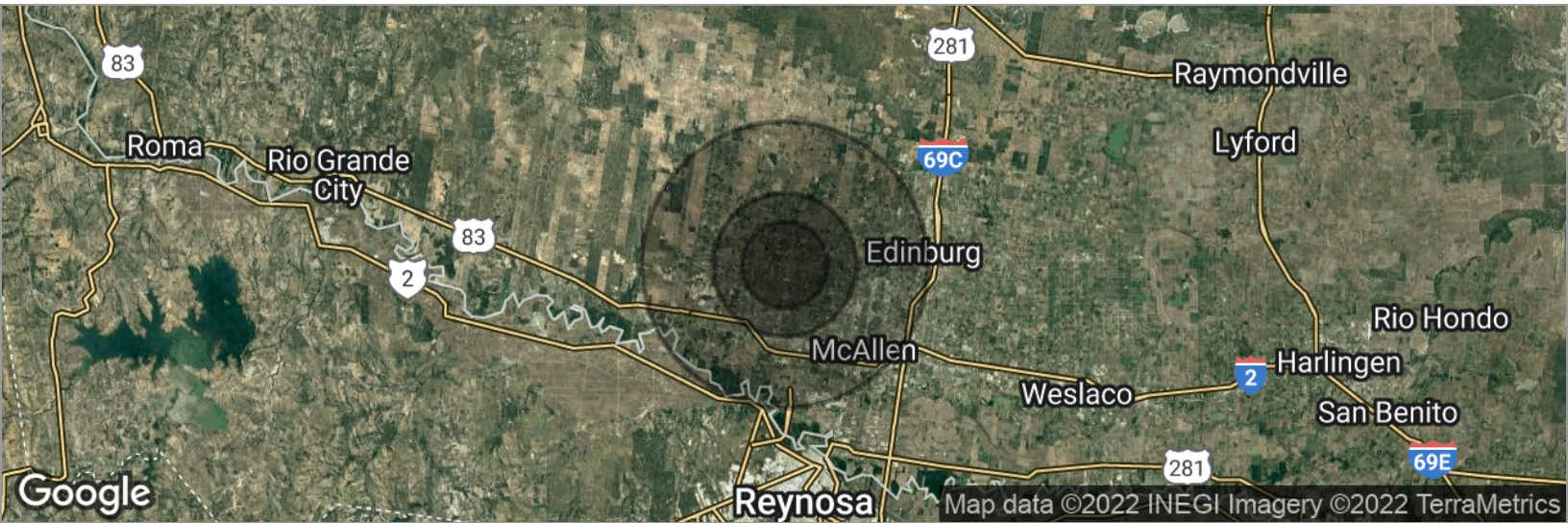
FOR LEASE
ALTON PLAZA

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%
RACE (%)	3 MILES	5 MILES	10 MILES
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 2010 US Census