

OFFICE BUILDING FOR LEASE

2401 HAINÉ DRIVE



2401
HAINÉ DRIVE
HARLINGEN, TX

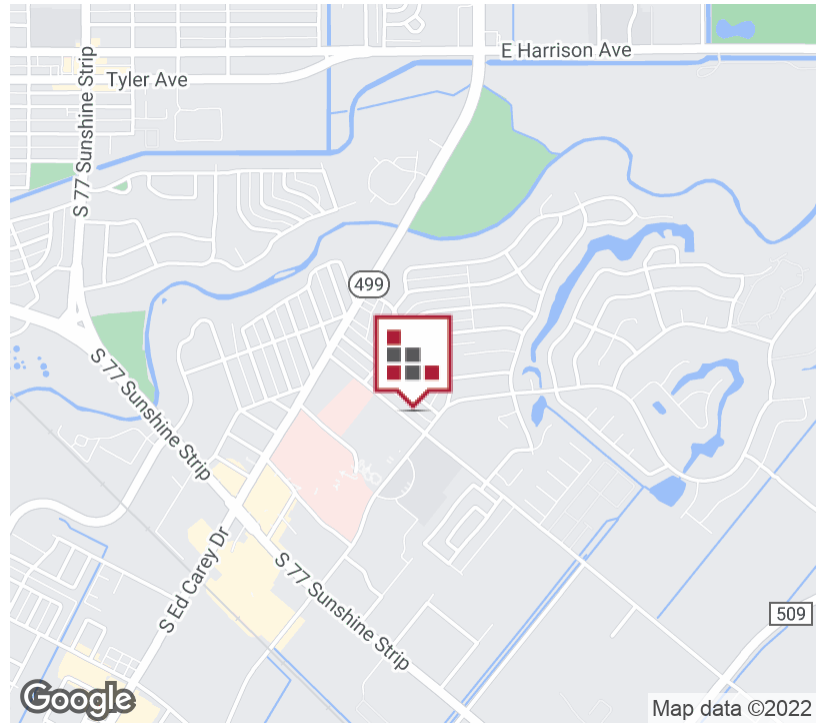


Located in the Heart of Harlingen's Medical District, this 1,662 sf Freestanding Office has 5 individual offices, break room, reception, 3 restrooms and work area. Ample parking in front for customers and in the rear for employees. Move-in Ready with hardwood floors and new paint. Convenient to hospitals, physicians, schools and retail - this is an ideal location for your new or existing business



FOR LEASE 2401 HAINE DRIVE

EXECUTIVE SUMMARY



LEASE RATE

\$12.00 SF/YR

OFFERING SUMMARY

Available SF:	1,664 SF
Lease Rate:	\$12.00 SF/yr ([\$3.60 NNN])
Lot Size:	0.19 Acres
Year Renovated:	2010
Building Size:	1,664 SF
Renovated:	1990
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

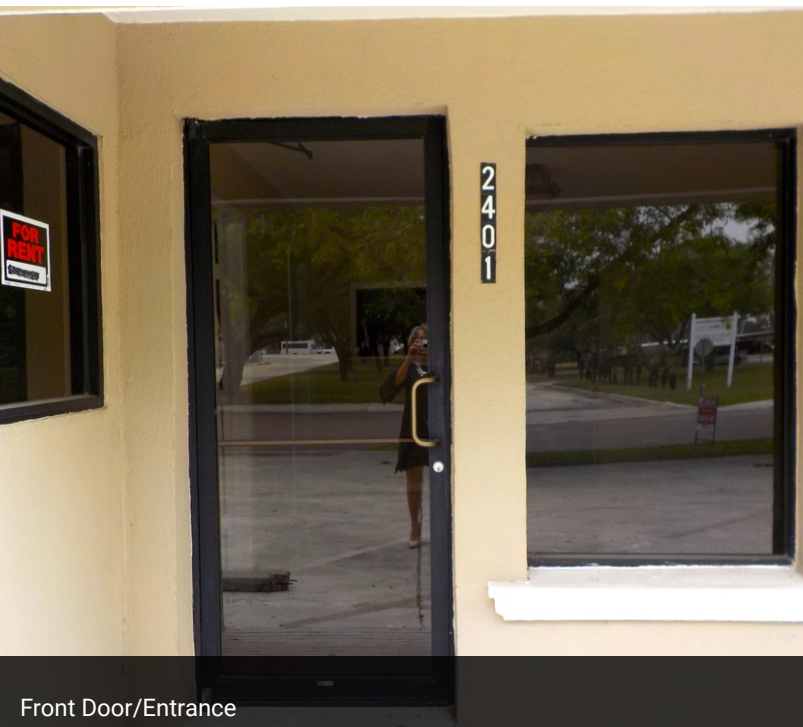
- **Freestanding Building**
- **Harlingen Medical District**
- **Multiple Offices**
- **Move-In Ready**

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ADDITIONAL PHOTOS



Front of Building - Signage Available within border.



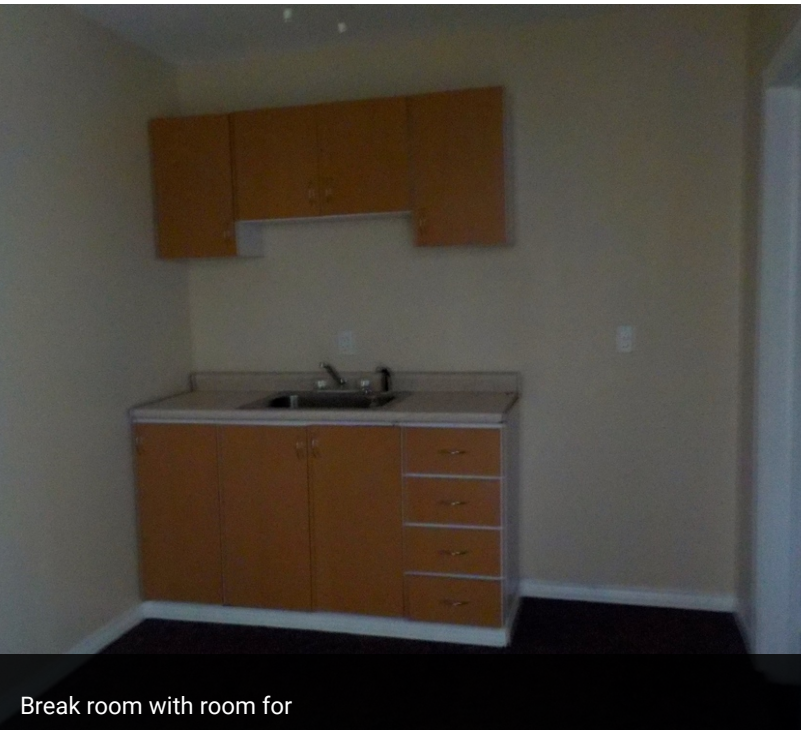
Front Door/Entrance



Beautiful Wood Floors - Move In Ready

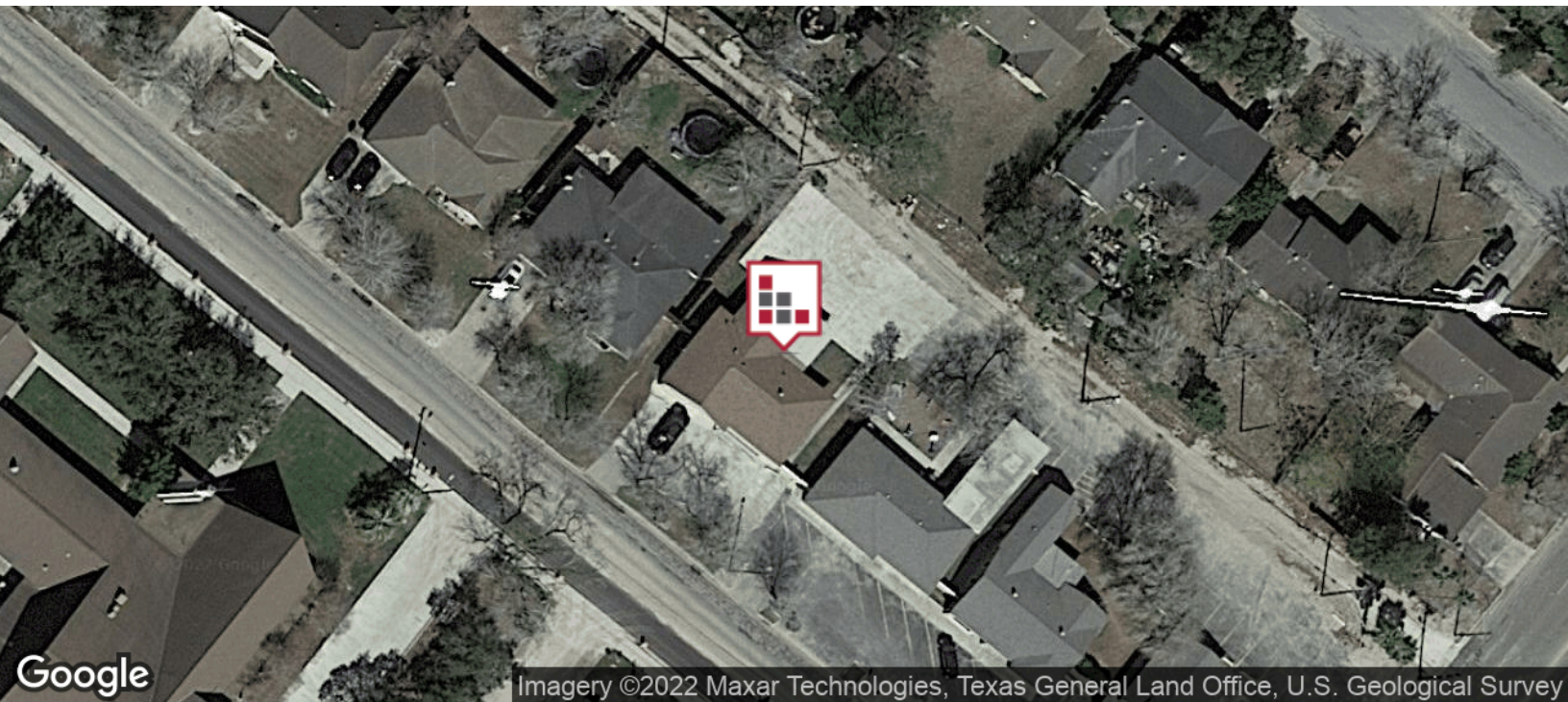
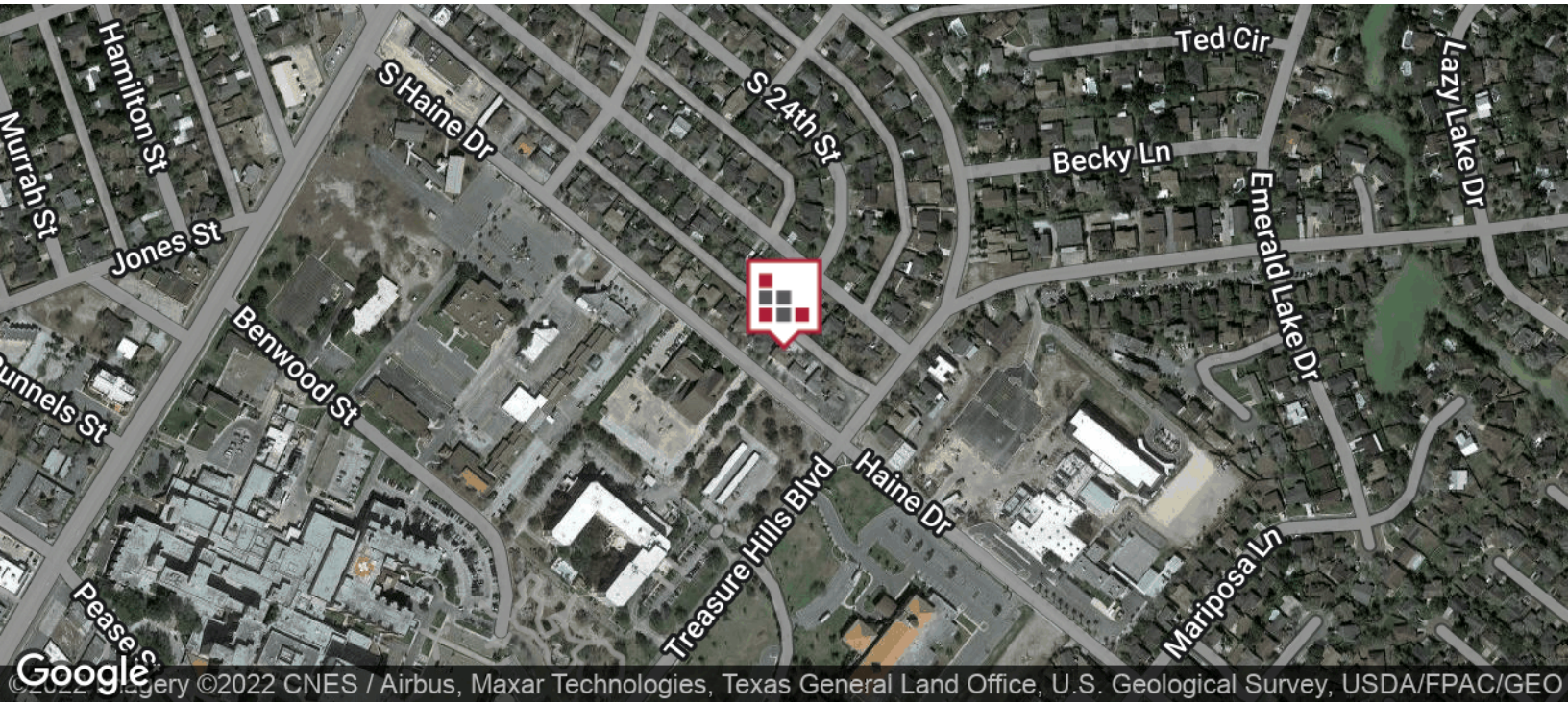
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ADDITIONAL PHOTOS



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LOCATION MAPS



CINDY HOPKINS REAL ESTATE

312 E Harrison Ave // Harlingen, TX 78550
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RETAILER MAP



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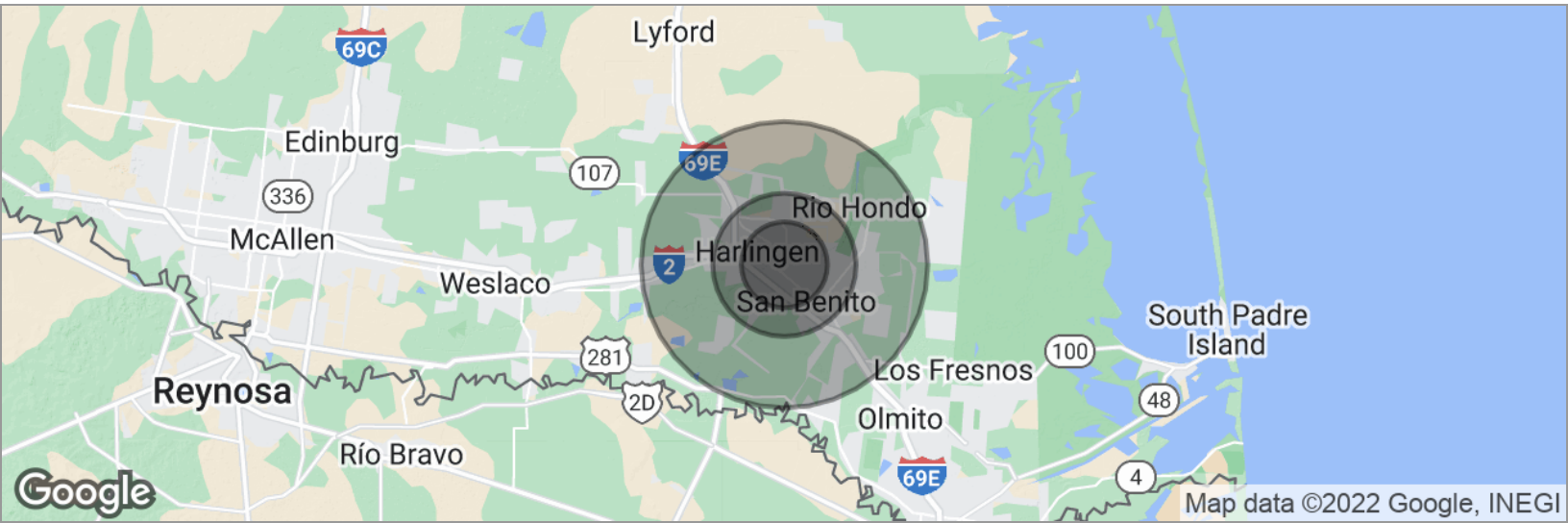
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FLOOR PLANS



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DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total population	45,507	85,928	142,323
Median age	32.1	33.2	33.1
Median age (Male)	31.3	32.0	31.6
Median age (Female)	33.3	34.8	34.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	14,815	27,792	44,406
# of persons per HH	3.1	3.1	3.2
Average HH income	\$47,840	\$46,784	\$48,643
Average house value	\$82,631	\$81,930	\$86,066
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	80.2%	81.9%	82.2%
RACE (%)	3 MILES	5 MILES	10 MILES
White	87.1%	87.7%	88.5%
Black	0.9%	0.8%	0.6%
Asian	1.8%	1.4%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.3%	0.2%
Other	8.6%	8.3%	8.4%

* Demographic data derived from 2010 US Census



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