

INDUSTRIAL PROPERTY FOR LEASE

# NORTHPOINT PLAZA



# 2125

N 77 SUNSHINE STRIP

HARLINGEN, TX

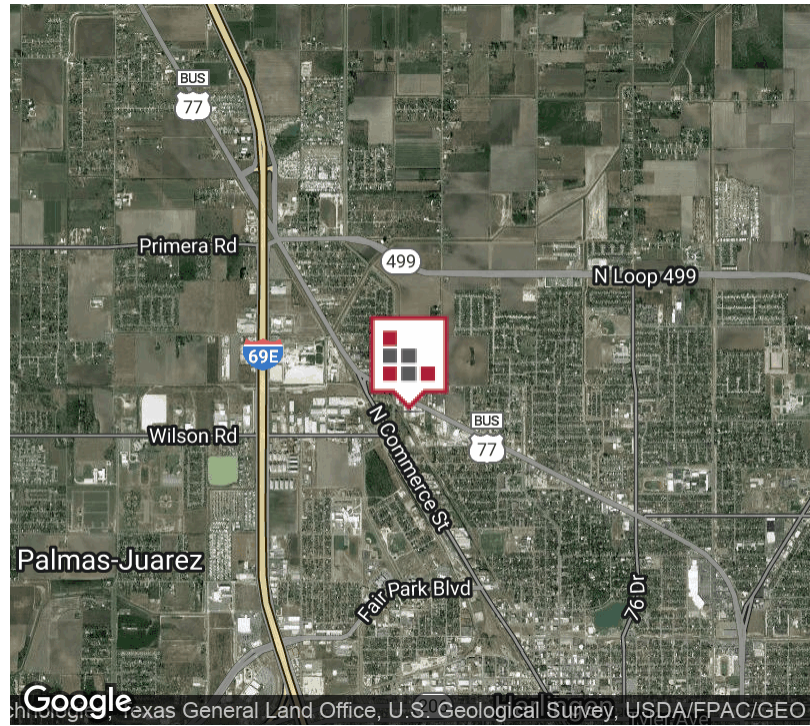


Flex Warehouse space with small office space, restroom, and sink located in Northpoint Industrial Park. Location has 12' Overhead Door for delivery access and front office door for customers. Cotenants include Continental Battery, Roto Rooter, AlSCO Rental Services and Fleet Specialities. Easy Access to Loop 499 and Expressway 77!



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$800.00 per month (Gross)
Building Size:	1,800 SF
Available SF:	1,800 SF
Lot Size:	1,800 SF
Zoning:	Industrial
Market:	Rio Grande Valley
Submarket:	Harlingen

### PROPERTY OVERVIEW

Flex Warehouse space with small office space, restroom, and sink located in Northpoint Industrial Park. Location has 12' Overhead Door for delivery access and front office door for customers. Cotenants include Continental Battery, Roto Rooter, AlSCO Rental Services, Penske and Fleet Specialities. Easy Access to Loop 499 and Expressway 77!

### PROPERTY HIGHLIGHTS

- Single Unit Warehouse
- Office for Customers and Warehouse for Storage/Delivery
- Easy Access to Loop 499 and Expressway 77

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ADDITIONAL PHOTOS



Unit 8 Entrance



Signage Availability



Adjacent Warehouse Building



Office Interior



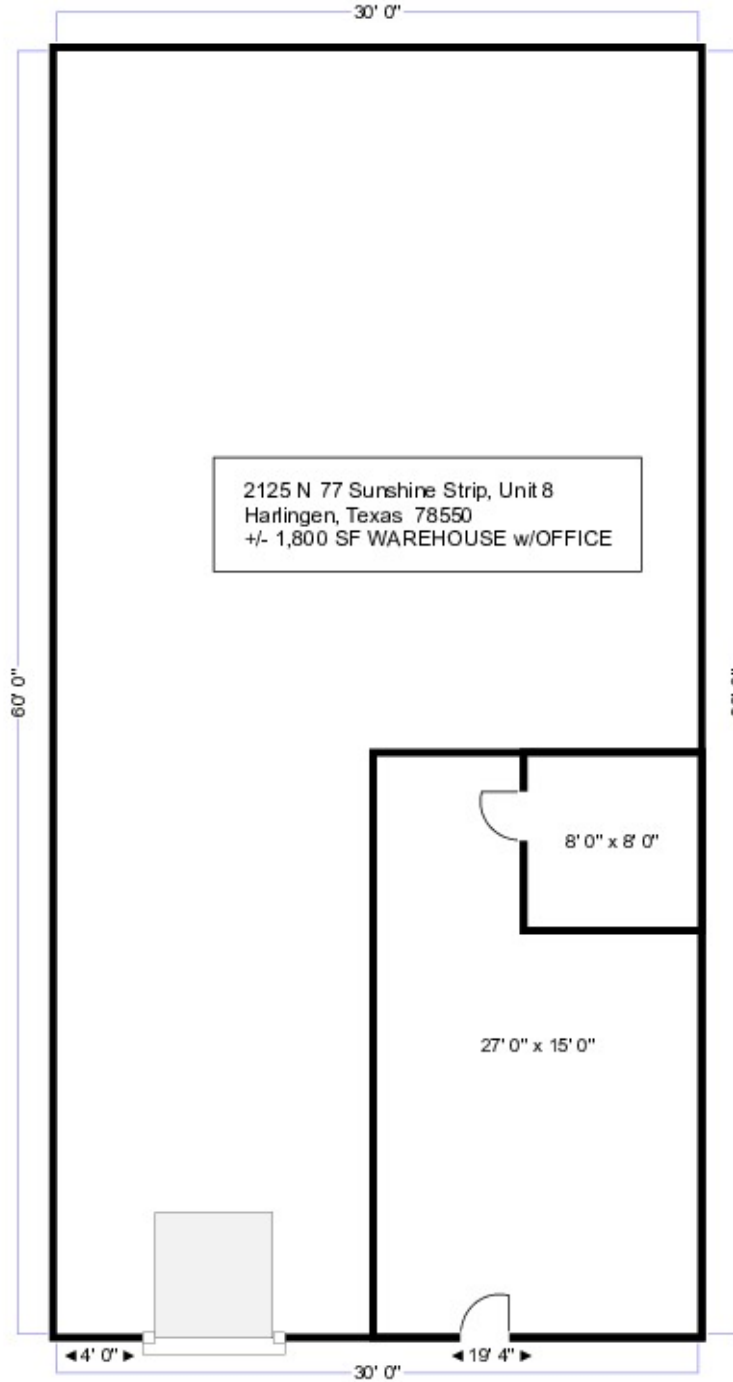
Warehouse - Real Wall



Office and Warehouse [front]

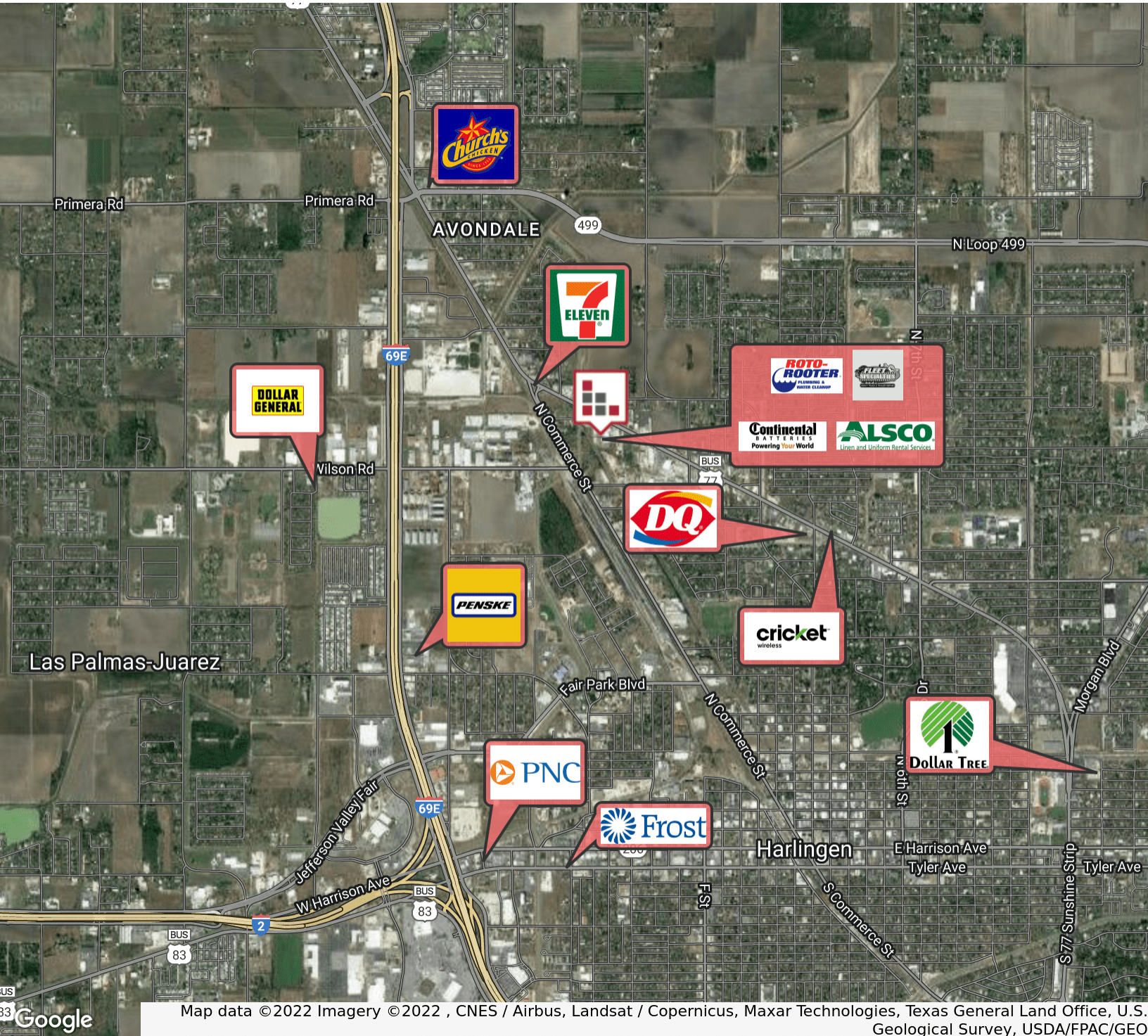
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FLOOR PLANS



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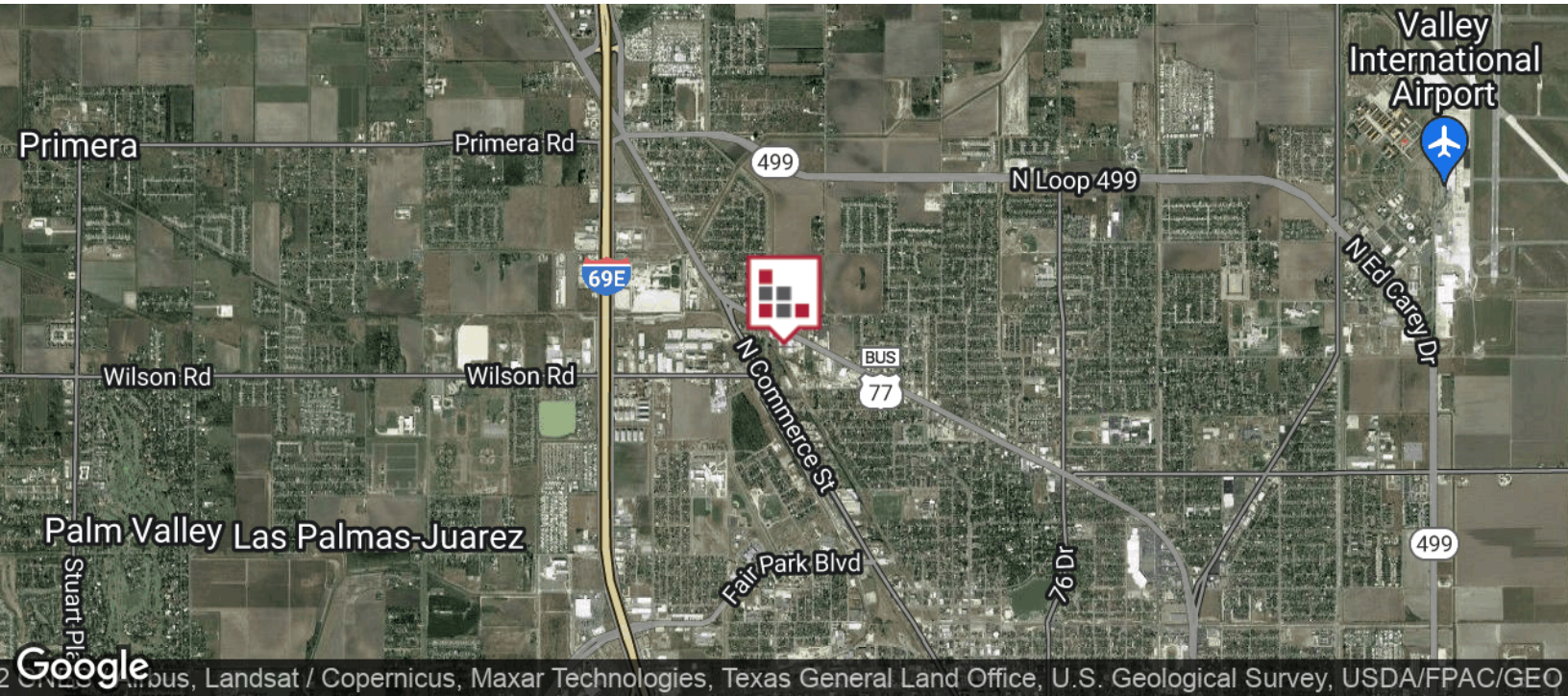
## RETAILER MAP



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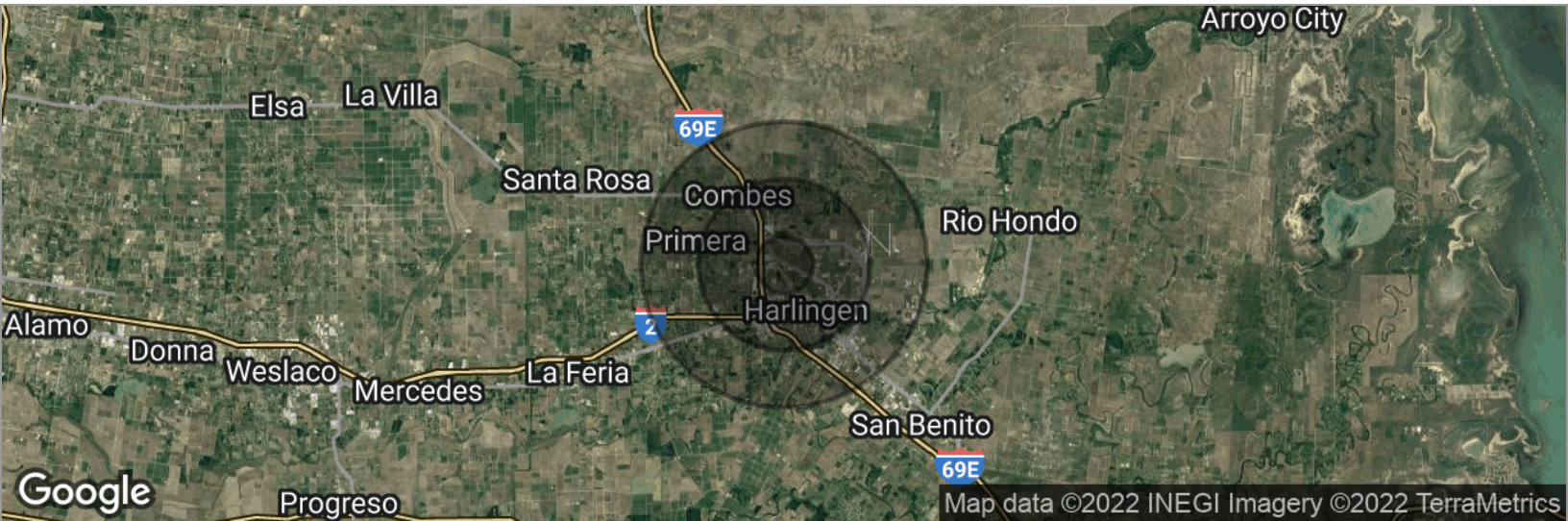
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LOCATION MAP



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## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,920	46,606	77,404
Median age	36.0	34.2	33.9
Median age (Male)	34.6	32.3	32.3
Median age (Female)	38.5	36.4	35.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,712	15,317	25,496
# of persons per HH	2.9	3.0	3.0
Average HH income	\$35,925	\$46,244	\$50,485
Average house value	\$46,747	\$79,432	\$83,179
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	89.1%	81.8%	78.7%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	89.0%	91.1%	89.4%
Black	0.9%	0.8%	0.9%
Asian	0.9%	0.8%	1.4%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.0%	0.3%	0.3%
Other	6.3%	5.7%	6.8%

\* Demographic data derived from 2010 US Census



### CINDY HOPKINS REAL ESTATE

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