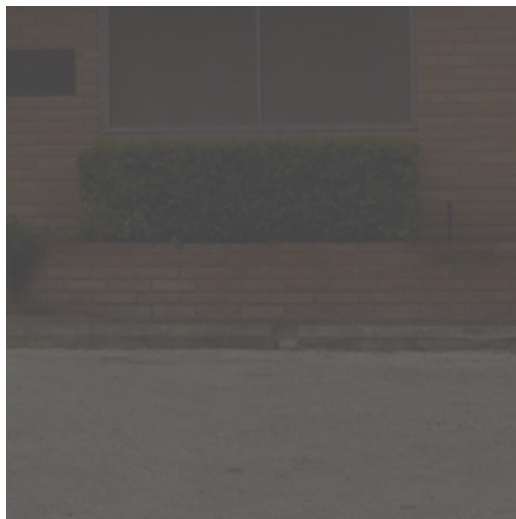


OFFICE BUILDING FOR LEASE

PEASE STREET MEDICAL



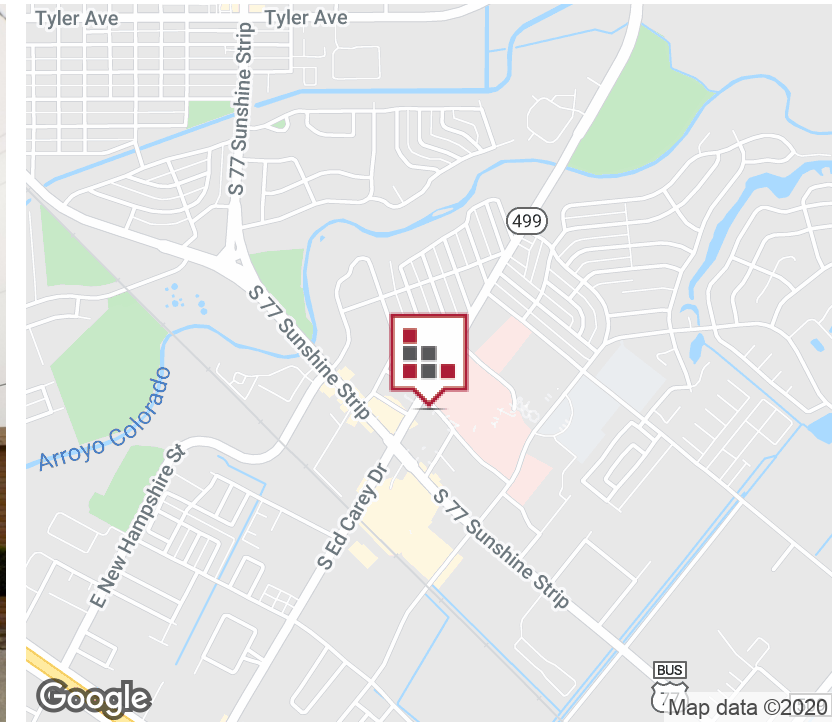
2014
PEASE STREET
HARLINGEN, TX

Literally Steps away from Valley Baptist Hospital and Valley Baptist's new Emergency Room, this Established Medical Office has four (4) designated parking spaces in front and four (4) designated covered Office Parking in the rear for your medical office. Medical office contains large waiting area, private doctor's office, 5 exam rooms, break room, lab room with typical Medical Office buildout.



FOR LEASE PEASE STREET MEDICAL

EXECUTIVE SUMMARY



LEASE RATE

\$12.00 SF/YR

OFFERING SUMMARY

Available SF:	3,844 SF
Lease Rate:	\$12.00 SF/yr Gross Lease
Lot Size:	0.14 Acres
Year Built:	1970
Building Size:	3,844 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Literally Steps away from Valley Baptist Hospital and Valley Baptist's new Emergency Room, this Established Medical Office has four (4) designated parking spaces in front and four (4) designated covered Office Parking in the rear for your medical office. Medical office contains large waiting area, private doctor's office, 5 exam rooms, break room, lab room with typical Medical Office buildout.

PROPERTY HIGHLIGHTS

- **Established Medical Office**
- **Steps from Valley Baptist Hospital / Emergency Room**
- **5 Exam Rooms**
- **Private Doctor's Office**
- **Large Reception**



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ADDITIONAL PHOTOS



Exterior Photo.



Office - Covered Parking



Exterior - Valley Baptist Hospital in background



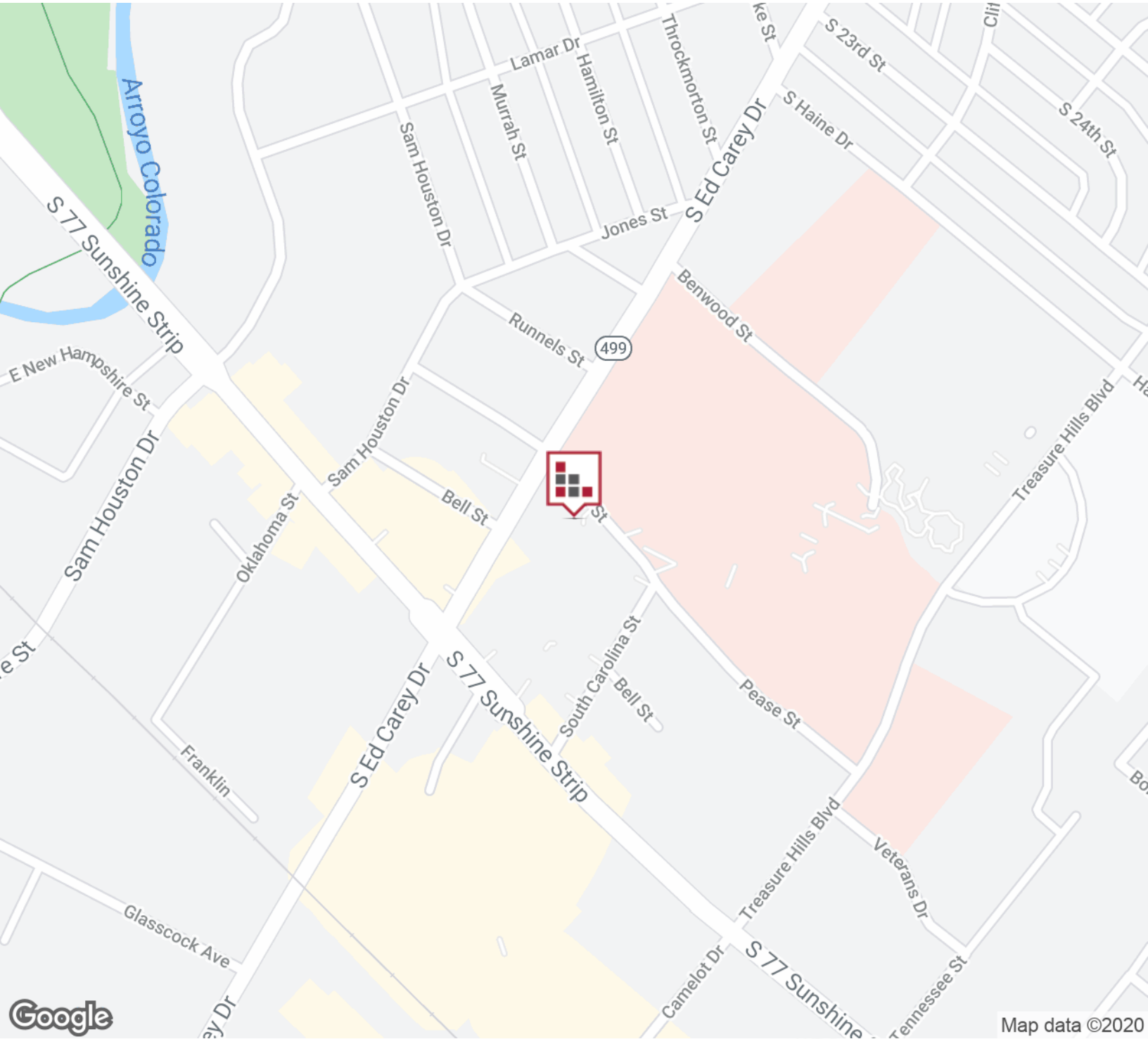
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LOCATION MAPS



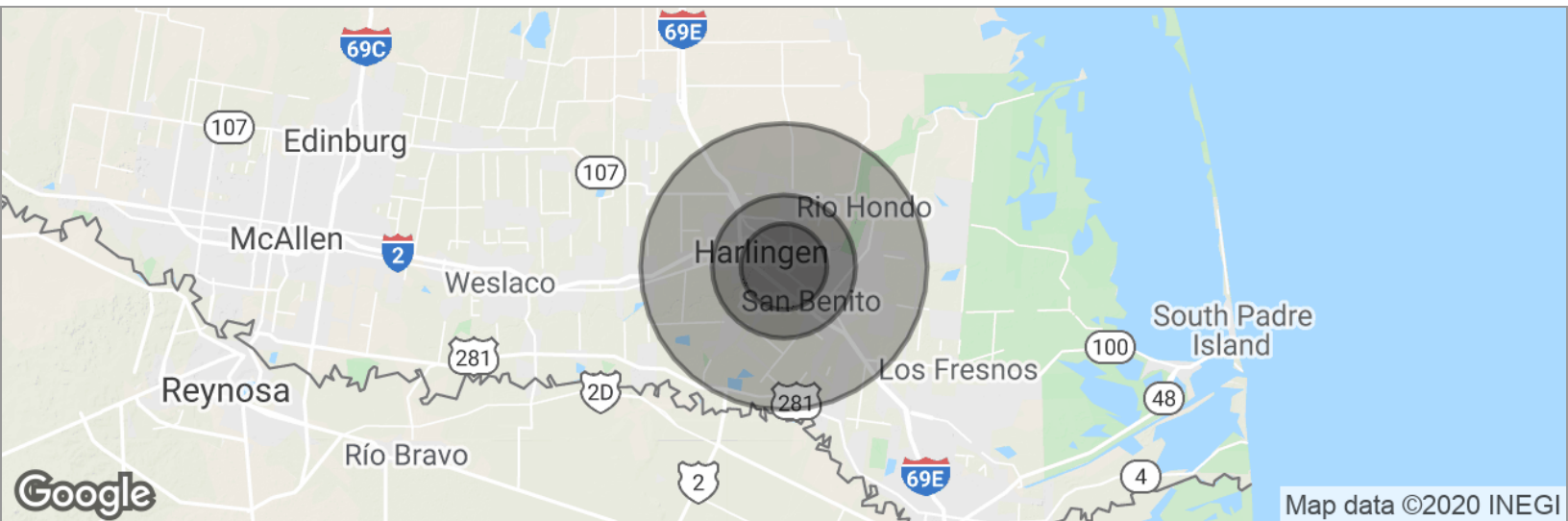
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DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	47,399	86,008	144,237
Median age	32.4	33.5	33.0
Median age (Male)	31.6	32.3	31.5
Median age (Female)	33.6	35.0	34.7

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	15,427	27,870	44,885
# of persons per HH	3.1	3.1	3.2
Average HH income	\$46,896	\$47,299	\$48,491
Average house value	\$82,159	\$81,916	\$85,380

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	80.9%	81.5%	82.3%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	87.4%	87.9%	88.4%
Black	0.9%	0.8%	0.6%
Asian	1.7%	1.4%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.3%	0.2%
Other	8.4%	8.2%	8.5%

* Demographic data derived from 2010 US Census

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AERIAL MAP



Google

Map data ©2020 Imagery ©2020 , Maxar Technologies, Texas General Land Office, U.S. Geological Survey



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RETAILER MAP

