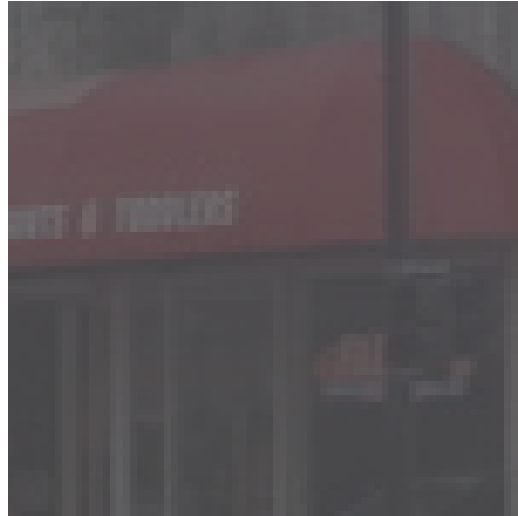
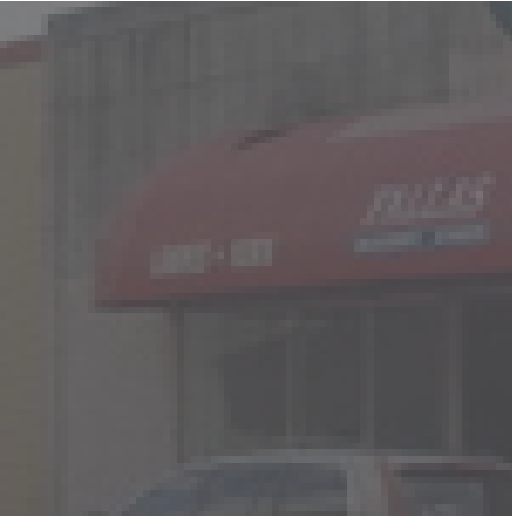
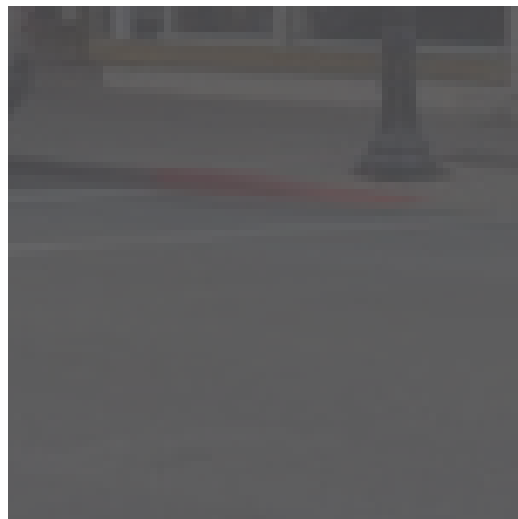


RETAIL PROPERTY FOR LEASE

FORMER FALLAS PAREDES



900
E ELIZABETH
BROWNSVILLE, TX



Prime Retail Location adjacent to HEB Downtown Brownsville. This second-generation Fallas Paredes location has an open floor plan and can accommodate a variety of store types at this location. Small storeroom in the rear of premises. Suite is in good condition with payment counter located at front of store. Great location for a Dollar Store or Thrift Store.



FOR LEASE FORMER FALLAS PAREDES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	6,000 SF
Lease Rate:	\$12.00 SF/yr (NNN = \$3.60 est!)
Lot Size:	0.13 Acres
Building Size:	6,000 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Brownsville

PROPERTY OVERVIEW

Prime Retail Location adjacent to HEB Downtown Brownsville. This second-generation Fallas Paredes location has an open floor plan and can accommodate a variety of store types at this location. Small storeroom in the rear of premises. Suite is in good condition with payment counter located at front of store. Great location for a Dollar Store or Thrift Store.

PROPERTY HIGHLIGHTS

- **Adjacent to HEB - Downtown Brownsville**
- **Great Signage**
- **Located on corner**
- **Open Floor Plan**
- **Payment Counter**
- **Dense Retail Area**

FOR LEASE
FORMER FALLAS PAREDES

ADDITIONAL PHOTOS



Interior Photo



Sales Counter



Adjacent to HEB - Brownsville



CINDY HOPKINS REAL ESTATE

312 E Harrison Ave // Harlingen, TX 78550
956.778.3255 // chopkinsrealestate.com

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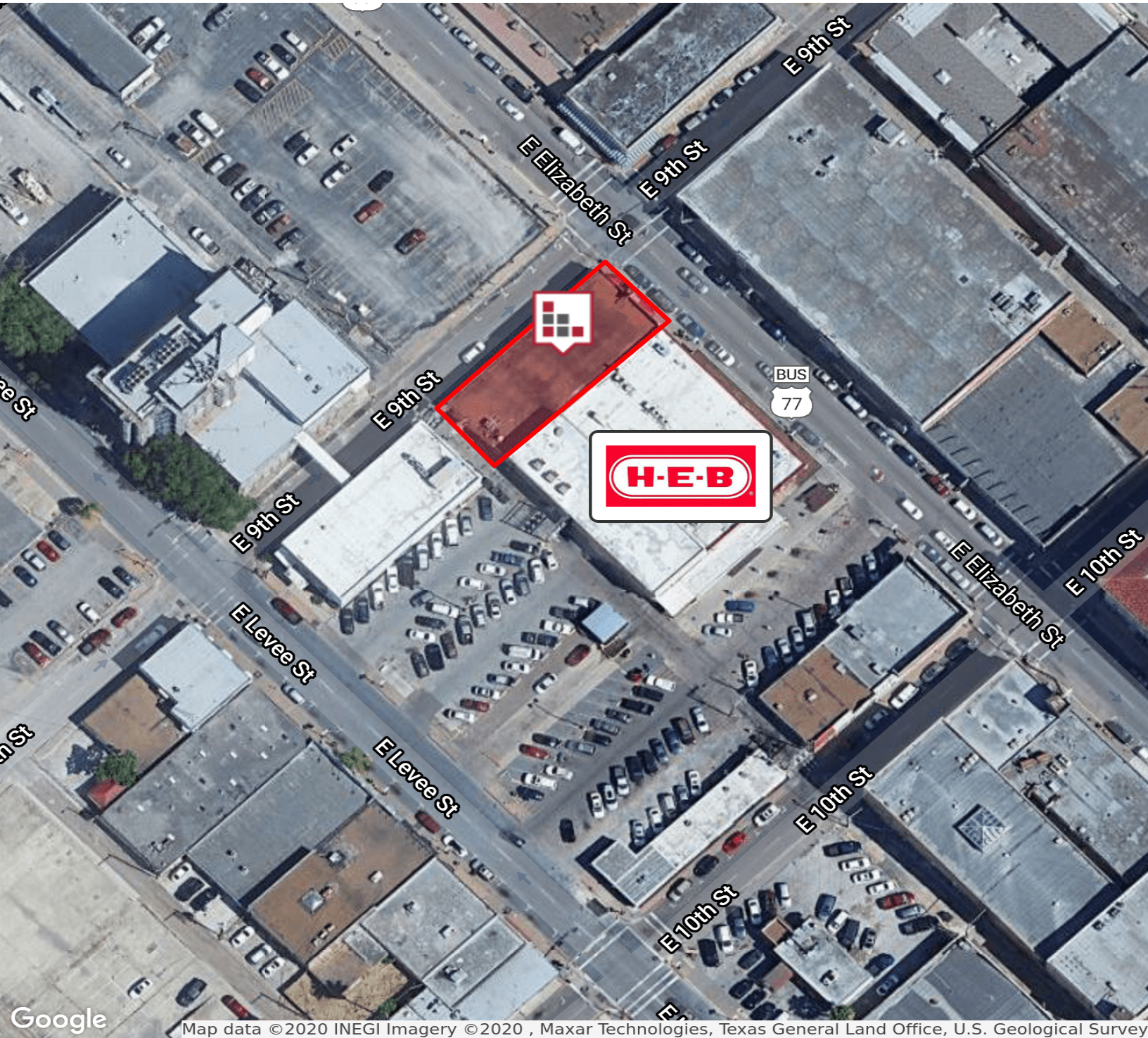
FOR LEASE
FORMER FALLAS PAREDES

LOCATION MAPS



FOR LEASE
FORMER FALLAS PAREDES

AERIAL MAP



FOR LEASE
FORMER FALLAS PAREDES

RETAILER MAP



Google

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FOR LEASE FORMER FALLAS PAREDES

AVAILABLE SPACES

LEASE TYPE | {NNN = \$3.60 est}

TOTAL SPACE | 6,000 SF

LEASE TERM | 36 to 60 months

LEASE RATE | \$12.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Fallas Paredes	Available	6,000 SF	{NNN = \$3.60 est}	\$12.00 SF/yr	This second-generation Fallas Paredes location has an open floor plan.

FOR LEASE FORMER FALLAS PAREDES

DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,933	68,287	154,863
Median age	34.3	31.9	28.8
Median age (Male)	32.3	30.0	26.3
Median age (Female)	35.9	33.8	31.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,183	20,109	42,755
# of persons per HH	3.3	3.4	3.6
Average HH income	\$26,329	\$35,897	\$40,308
Average house value	\$99,248	\$90,414	\$90,867

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	95.4%	93.6%	93.3%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	92.3%	89.7%	90.0%
Black	0.2%	0.3%	0.4%
Asian	0.4%	0.4%	0.6%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.1%	0.2%	0.2%
Other	6.0%	8.1%	7.6%

* Demographic data derived from 2010 US Census