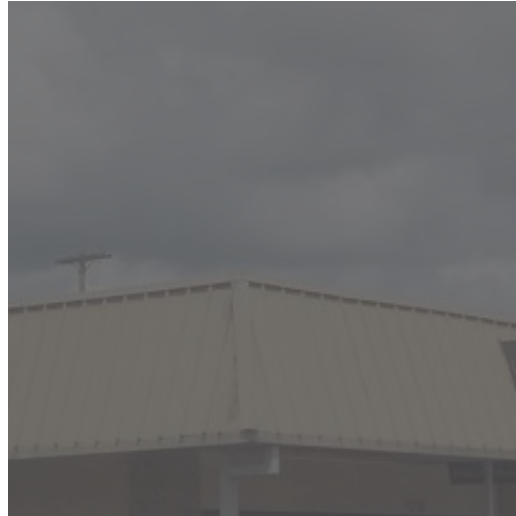


RETAIL PROPERTY FOR LEASE

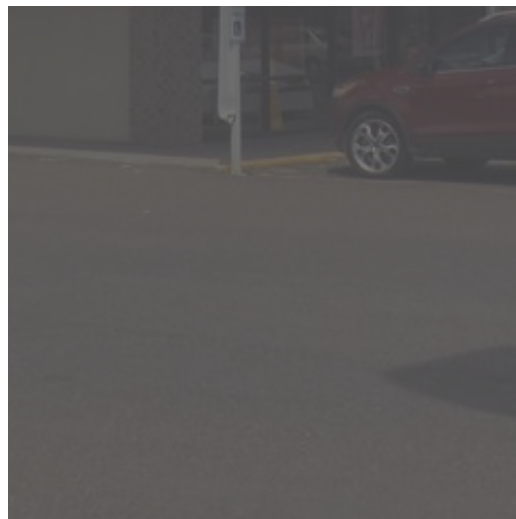
LAUREL HEIGHTS SHOPPING CENTER



1210

S 77 SUNSHINE STRIP

HARLINGEN, TX



Centrally located, this HEB Shopping Center Development is located a well-established area surrounded by Residential and Retail. 77 Sunshine Strip is a major North/South thoroughfare to Loop 499 and Expressway 83 and located in the Harlingen Medical District. This +/-4,000 sf Payless Shoe Store is NOW AVAILABLE for lease for a creditworthy tenant on a long-term lease.



FOR LEASE LAUREL HEIGHTS SHOPPING CENTER

EXECUTIVE SUMMARY



LEASE RATE

\$15.00 SF/YR

OFFERING SUMMARY

| | |
|----------------|---------------------------------|
| Available SF: | 4,000 SF |
| Lease Rate: | \$15.00 SF/yr (NNN = \$3.00) |
| Lot Size: | 8.0 Acres |
| Year Built: | 1984 |
| Building Size: | 22,950 SF |
| Zoning: | Commercial |
| Market: | Rio Grande Valley |
| Submarket: | Harlingen |

PROPERTY OVERVIEW

Centrally located, this HEB Shopping Center Development is located in a well-established area surrounded by Residential and Retail. 77 Sunshine Strip is a major North/South thoroughfare to Loop 499 and Expressway 83 and located in the Harlingen Medical District. This +/-4,000 sf Payless Shoe Store is NOW AVAILABLE for lease for a creditworthy tenant on a long-term lease. 3 HVAC Units and Sprinklered, this OPPORTUNITY is Ideal for Medical or Dentistry and additionally, there is a freestanding pole sign for added Exposure!

PROPERTY HIGHLIGHTS

- **HEB-Anchored Shopping Center**
- **Excellent Signage - Corner Suite**
- **19,968 CPD [TX DOT 2018]**



Commercial Real Estate in the Rio Grande Valley

CINDY HOPKINS REAL ESTATE

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

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FOR LEASE LAUREL HEIGHTS SHOPPING CENTER

AVAILABLE SPACES

LEASE TYPE | [NNN = \$3.00]

TOTAL SPACE | 4,000 SF

LEASE TERM | 60 to 120 months

LEASE RATE | \$15.00 SF/yr



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|-----------|----------------|---------------|---------------------------|
| Suite A | Available | 4,000 SF | [NNN = \$3.00] | \$15.00 SF/yr | Former Payless ShoeSource |

FOR LEASE
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ADDITIONAL PHOTOS



HEB Anchored Shopping Center



Interior of Premises



+/- 50' Storefront



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CURRENT PHOTOS



Newly Renovated Storefront



25' Freestanding Pole Sign.



Open Layout



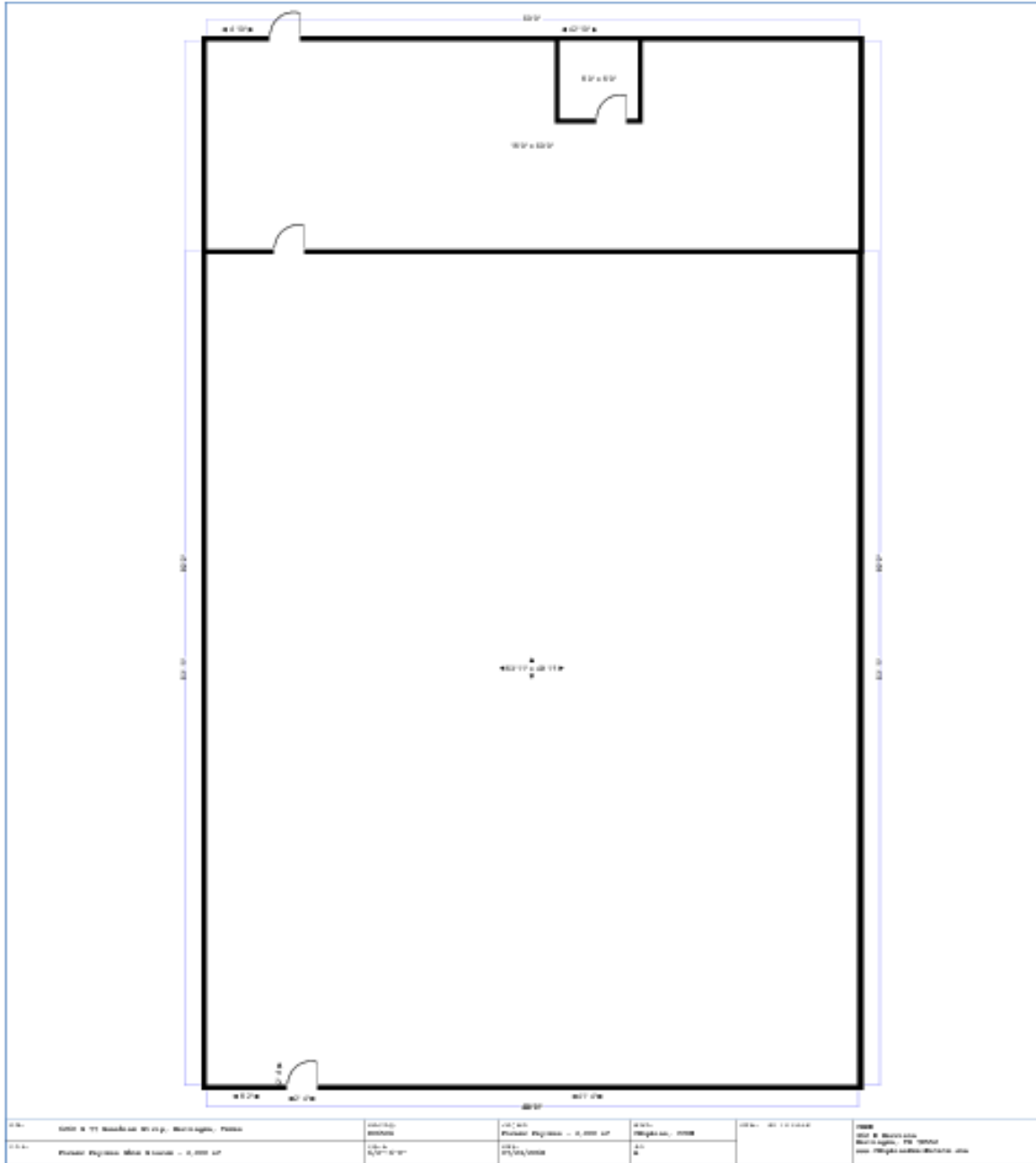
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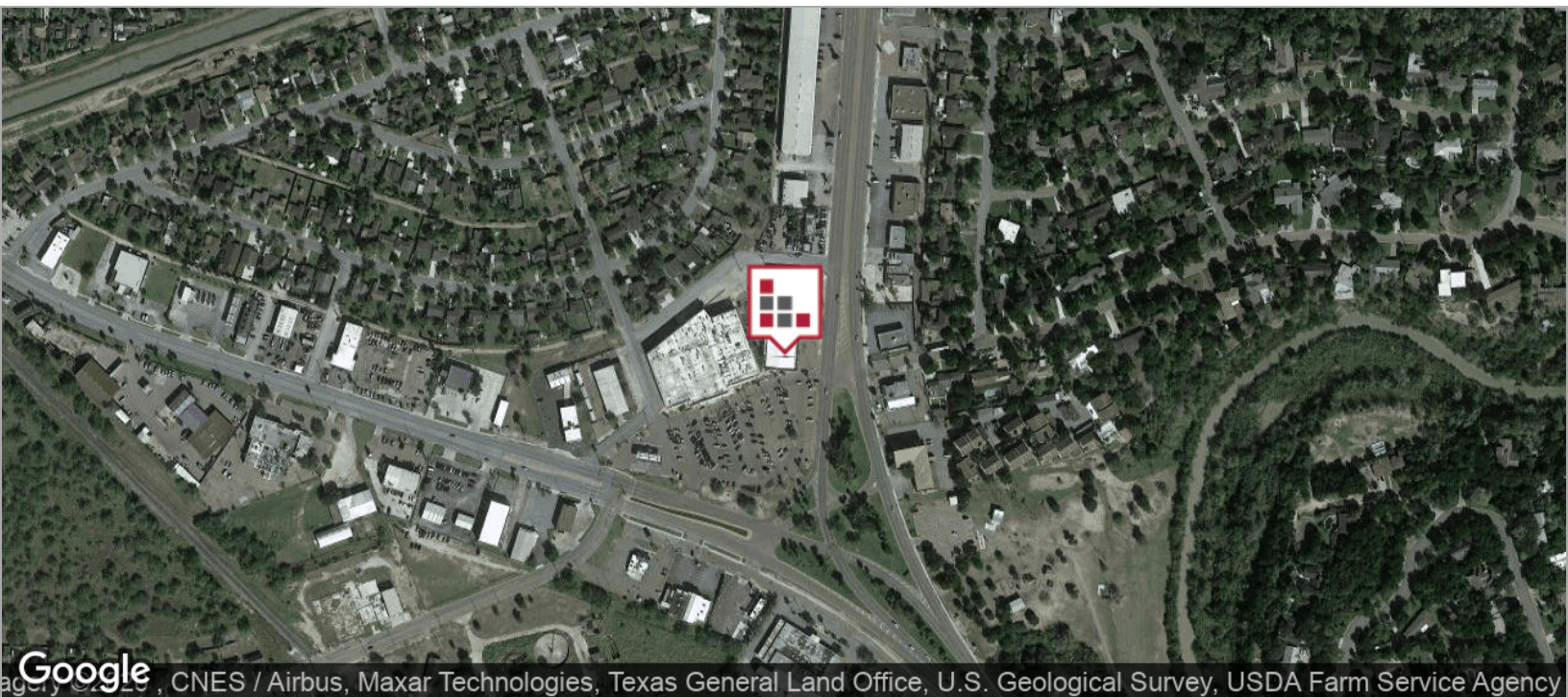
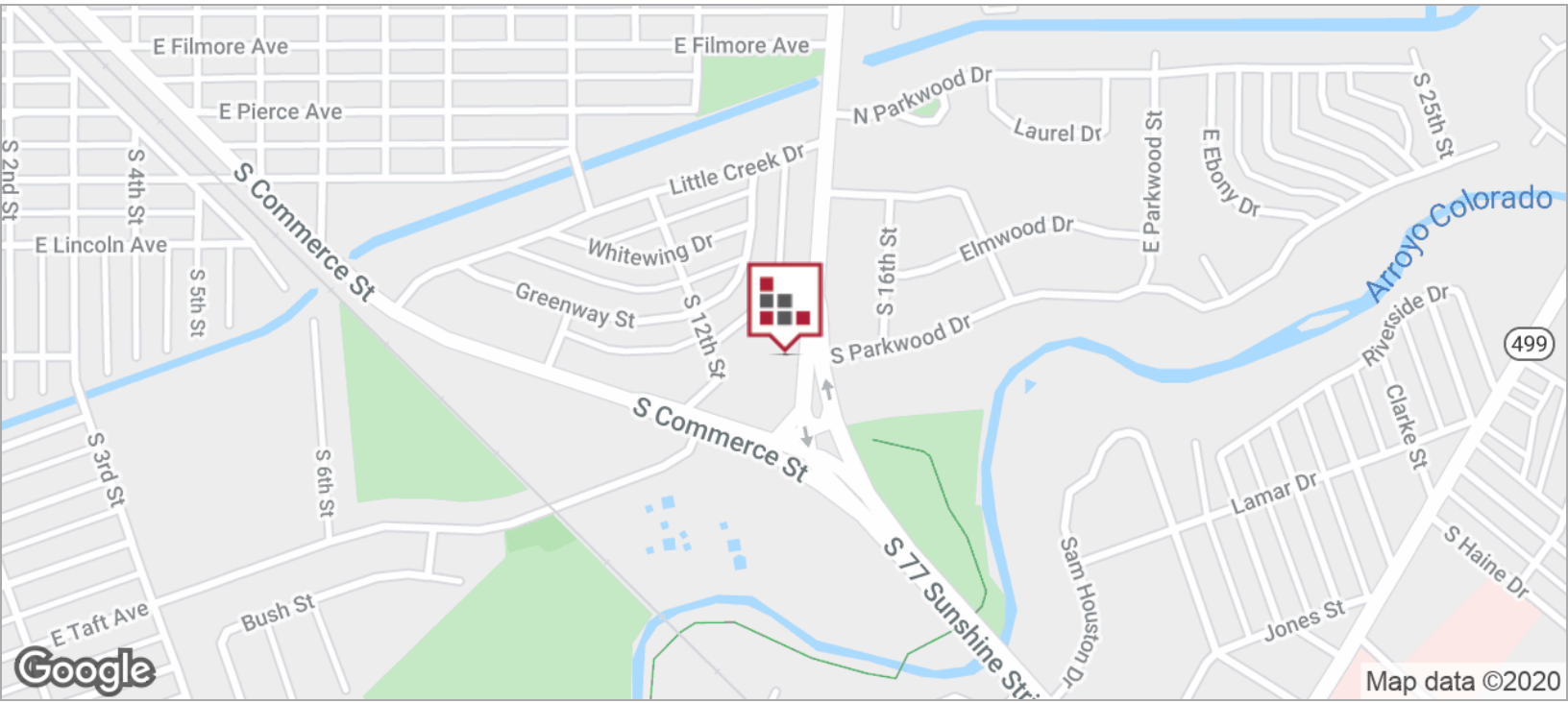
FOR LEASE LAUREL HEIGHTS SHOPPING CENTER

FLOOR PLANS



FOR LEASE LAUREL HEIGHTS SHOPPING CENTER

LOCATION MAPS

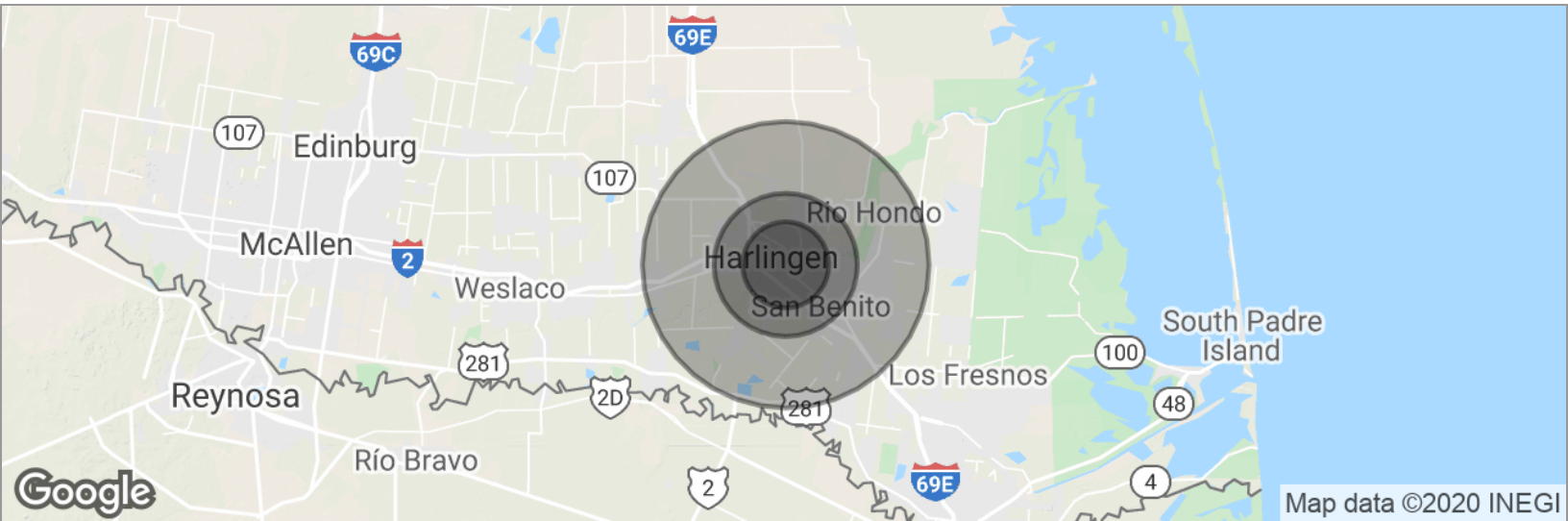


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FOR LEASE LAUREL HEIGHTS SHOPPING CENTER

DEMOGRAPHICS MAP



POPULATION

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|---------|---------|----------|
| Total population | 50,919 | 86,724 | 144,971 |
| Median age | 33.1 | 33.5 | 33.1 |
| Median age (Male) | 32.2 | 32.3 | 31.5 |
| Median age (Female) | 34.5 | 35.2 | 34.9 |

HOUSEHOLDS & INCOME

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------|----------|----------|
| Total households | 16,768 | 28,272 | 45,383 |
| # of persons per HH | 3.0 | 3.1 | 3.2 |
| Average HH income | \$46,454 | \$48,422 | \$48,013 |
| Average house value | \$78,646 | \$83,796 | \$84,182 |

ETHNICITY (%)

| | 3 MILES | 5 MILES | 10 MILES |
|----------|---------|---------|----------|
| Hispanic | 81.1% | 80.5% | 82.2% |

RACE (%)

| | 3 MILES | 5 MILES | 10 MILES |
|-----------------|---------|---------|----------|
| White | 88.1% | 88.4% | 88.0% |
| Black | 0.9% | 0.8% | 0.6% |
| Asian | 1.6% | 1.3% | 1.0% |
| Hawaiian | 0.0% | 0.0% | 0.0% |
| American Indian | 0.3% | 0.3% | 0.2% |
| Other | 7.7% | 7.7% | 9.0% |

* Demographic data derived from 2010 US Census



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RETAILER MAP



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RETAILER MAP

