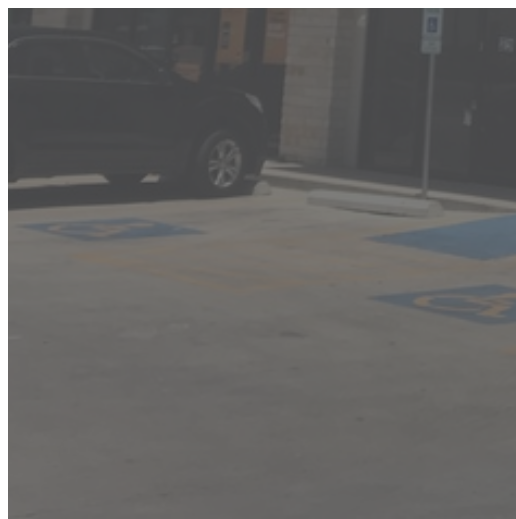
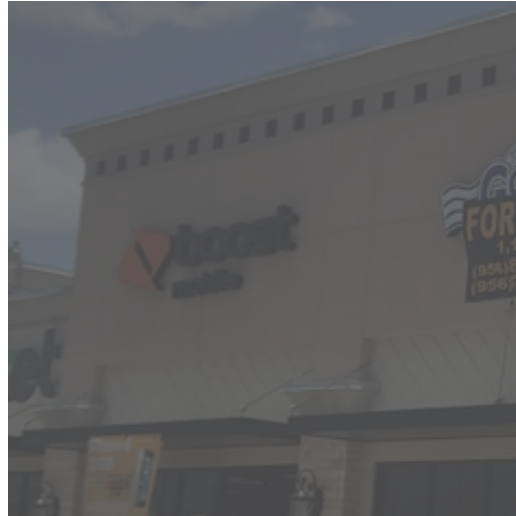


RETAIL PROPERTY FOR LEASE

DICKER PLAZA



This seven-suite retail strip is on the corner of West Dicker Road and South Jackson Road, adjacent to a SunCo gas station and across the street from a new retail development. It is two miles away from the State Farm Arena, five miles away from the McAllen-Hidalgo International Bridge, and six miles away from the McAllen International Airport.



FOR LEASE DICKER PLAZA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,210 - 2,420 SF
Lease Rate:	\$14.88 SF/yr (Gross)
Lot Size:	0.64 Acres
Year Built:	2016
Building Size:	9,680 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Pharr
Traffic Count:	17,325

PROPERTY OVERVIEW

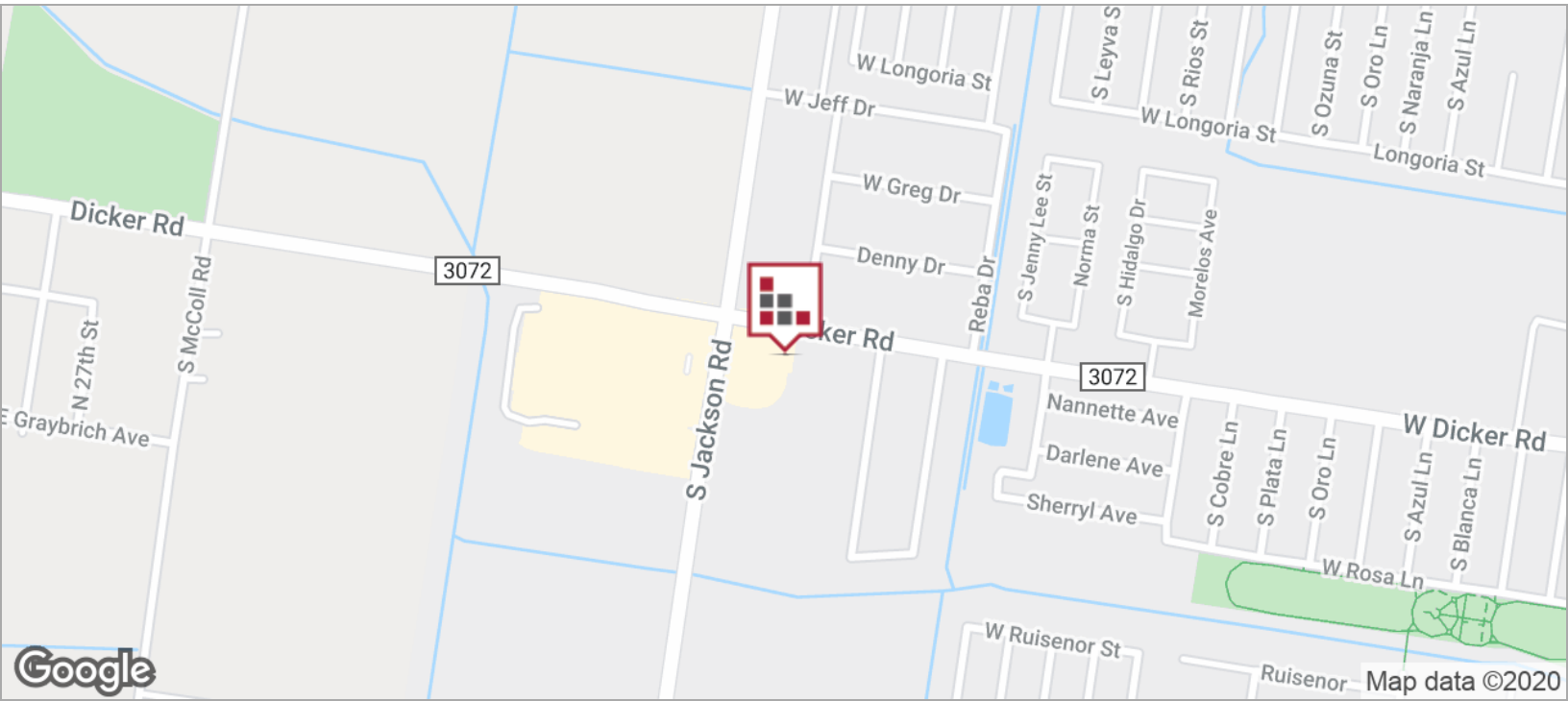
Located on the busy corner of South Jackson and West Dicker (17,325 AADT), this seven-suite retail strip was built in 2016 and remains in mint condition. The 34 well placed and well spaced surface parking spots provide comfortable parking for tenants and their customers. Co-tenants include a restaurant, a barbershop, Boost Mobile, Cricket Wireless, and Metro PCS. The strip center is adjacent to a Sunoco gas station and Stripes convenient store, and sits across S Jackson from a Whataburger, a Walmart, and a Buffalo Wings & Rings. A new development is in progress across W Dicker, and the Valley View Early College Campus is right across S Jackson.

PROPERTY HIGHLIGHTS

- South Jackson x West Dicker
- 17,325 AADT
- Built in 2016
- Mint Condition
- Reputable Co-tenants
- Valley View Early College Campus and Walmart across the street

FOR LEASE
DICKER PLAZA

LOCATION MAPS



CINDY HOPKINS REAL ESTATE

312 E Harrison Ave // Harlingen, TX 78550
956.975.7481 // chopkinsrealestate.com

The information contained herein was obtained from sources deemed reliable; however, CHRE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

FOR LEASE
DICKER PLAZA

RETAILER MAP



FOR LEASE
DICKER PLAZA

AERIAL HIGHLIGHT



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



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FOR LEASE
DICKER PLAZA

ADDITIONAL PHOTOS



Front facade



Area retailer



Area retailer



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FOR LEASE DICKER PLAZA

AVAILABLE SPACES

LEASE TYPE | Gross

TOTAL SPACE | 1,210 - 2,420 SF

LEASE TERM | 12 to 60 months

LEASE RATE | \$14.88 SF/yr

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 4	Available	1,210 SF	Gross	\$14.88 SF/yr	-
Suites 7 & 8	Available	2,420 SF	Gross	\$14.88 SF/yr	-



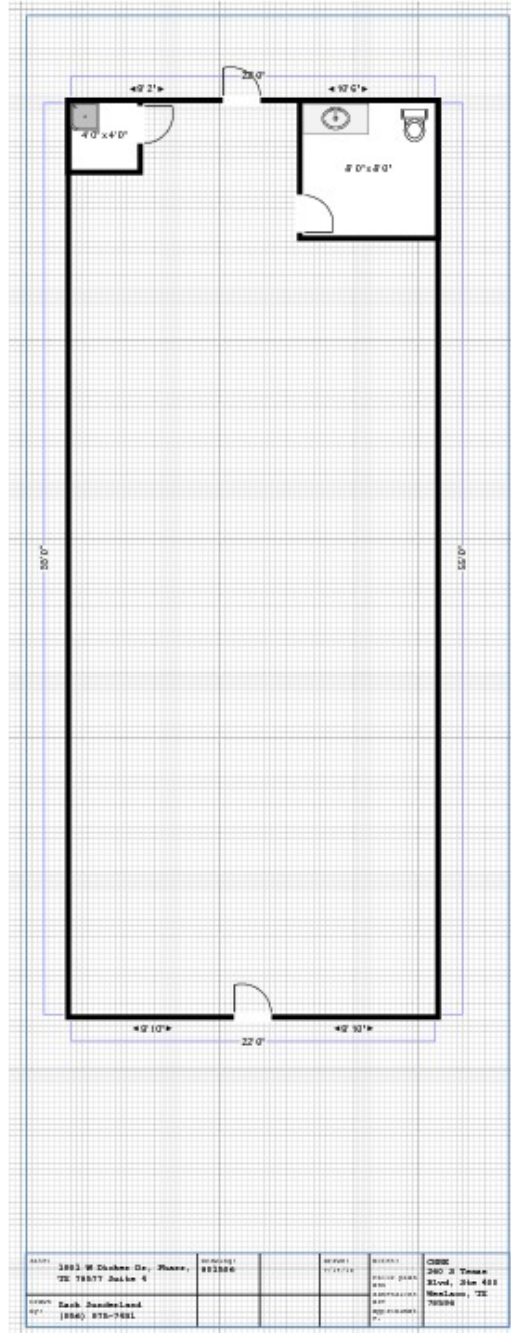
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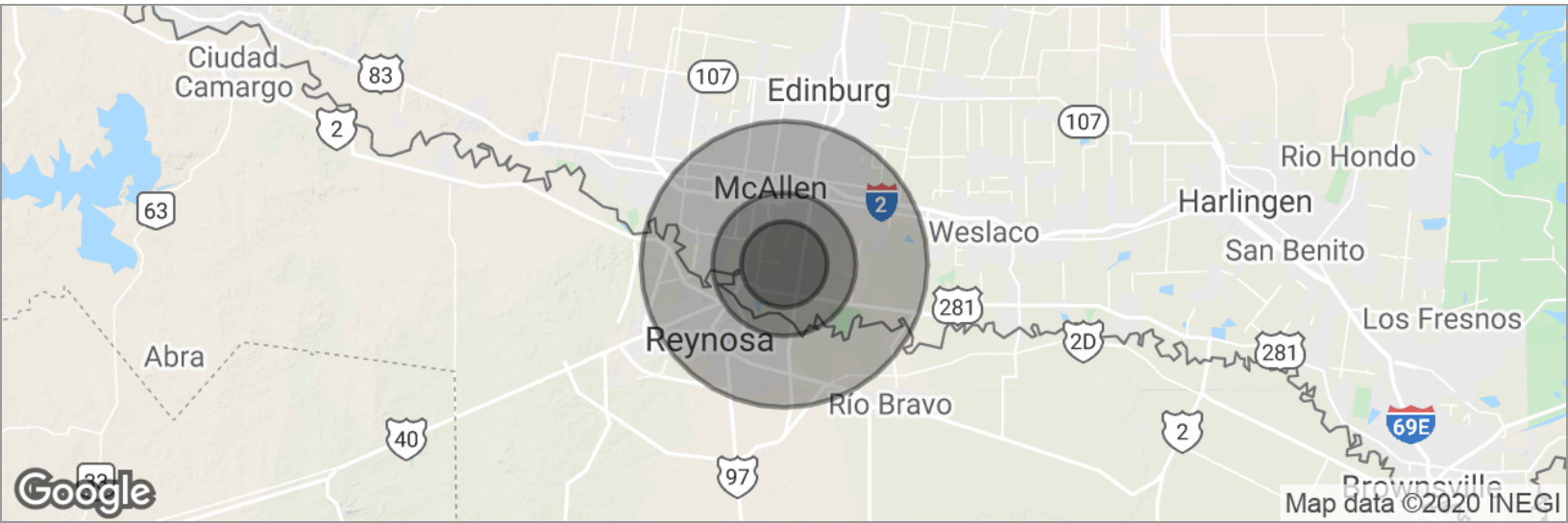
FOR LEASE
DICKER PLAZA

SUITE 4 FLOOR PLAN



FOR LEASE DICKER PLAZA

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	23,867	71,222	345,765
Median age	27.4	28.7	30.4
Median age (Male)	26.1	27.0	28.8
Median age (Female)	28.3	30.1	31.7

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	6,509	20,176	101,573
# of persons per HH	3.7	3.5	3.4
Average HH income	\$48,918	\$47,796	\$49,969
Average house value	\$124,559	\$119,063	\$110,200

* Demographic data derived from 2010 US Census