

FORMER FOREVER 21—VALLE VISTA MALL

HARLINGEN, TX | SWC HIGHWAY 83 AND HIGHWAY 77 | 2020 S. EXPRESSWAY 83



Retail | This site is the former Forever 21 located within the SWC of Valle Vista Mall. This project is situated at the core of Harlingen's retail trade area with excellent access via both major thoroughfares—Highway 83 and Highway 77.

AVAILABILITY: +/-13,888 SF

LEASE RATES: CALL FOR RATES

AREA RETAILERS:

WAL★MART® **TARGET**

H-E-B

KOHL'S
expect great things

Conn's
SINCE 1890

BED BATH & BEYOND

Marshalls

ROSS
DRESS FOR LESS

HOBBY LOBBY

BEALLS

PETSMART

Bass Pro Shops

MELROSE

CINEMARK
The Best Seat In Town

SHOE CARNIVAL

five BELOW

Burlington
coat factory

ULTA
BEAUTY

MAJOR ANCHORS:

jcpenny

Dillard's

Sears

BIG LOTS!

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2018 Population	6,912	55,403	92,336
2018 Daytime Population	14,639	86,595	115,242
2018 Average HH Income	\$41,387	\$50,875	\$56,321
2018 Median HH Income	\$31,718	\$36,337	\$40,318

TRAFFIC COUNTS:

Highway 83: 80,860 VPD
Highway 77: 73,958 VPD
Lincoln Avenue: 16,420 VPD

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

ZAC HOFFER

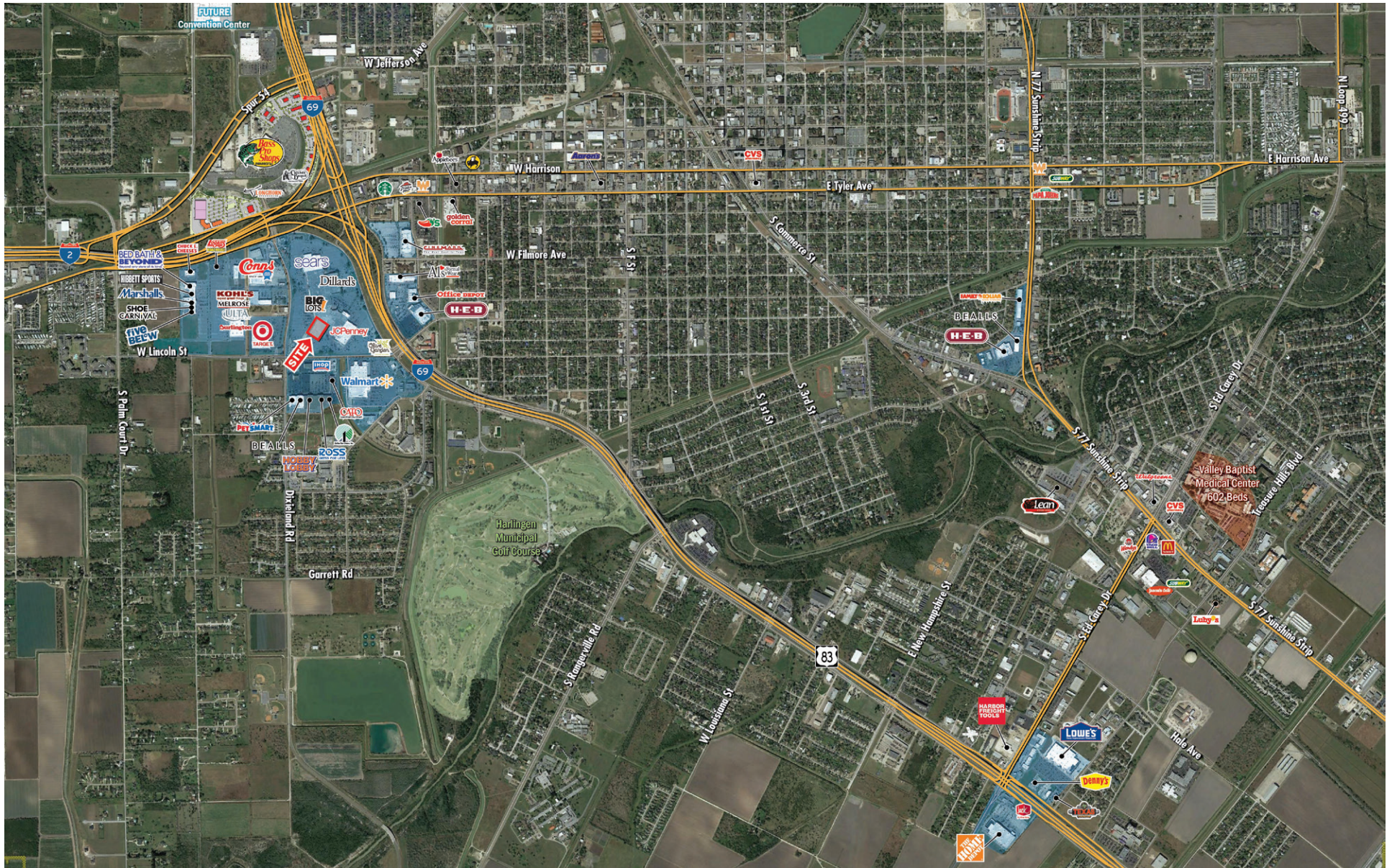
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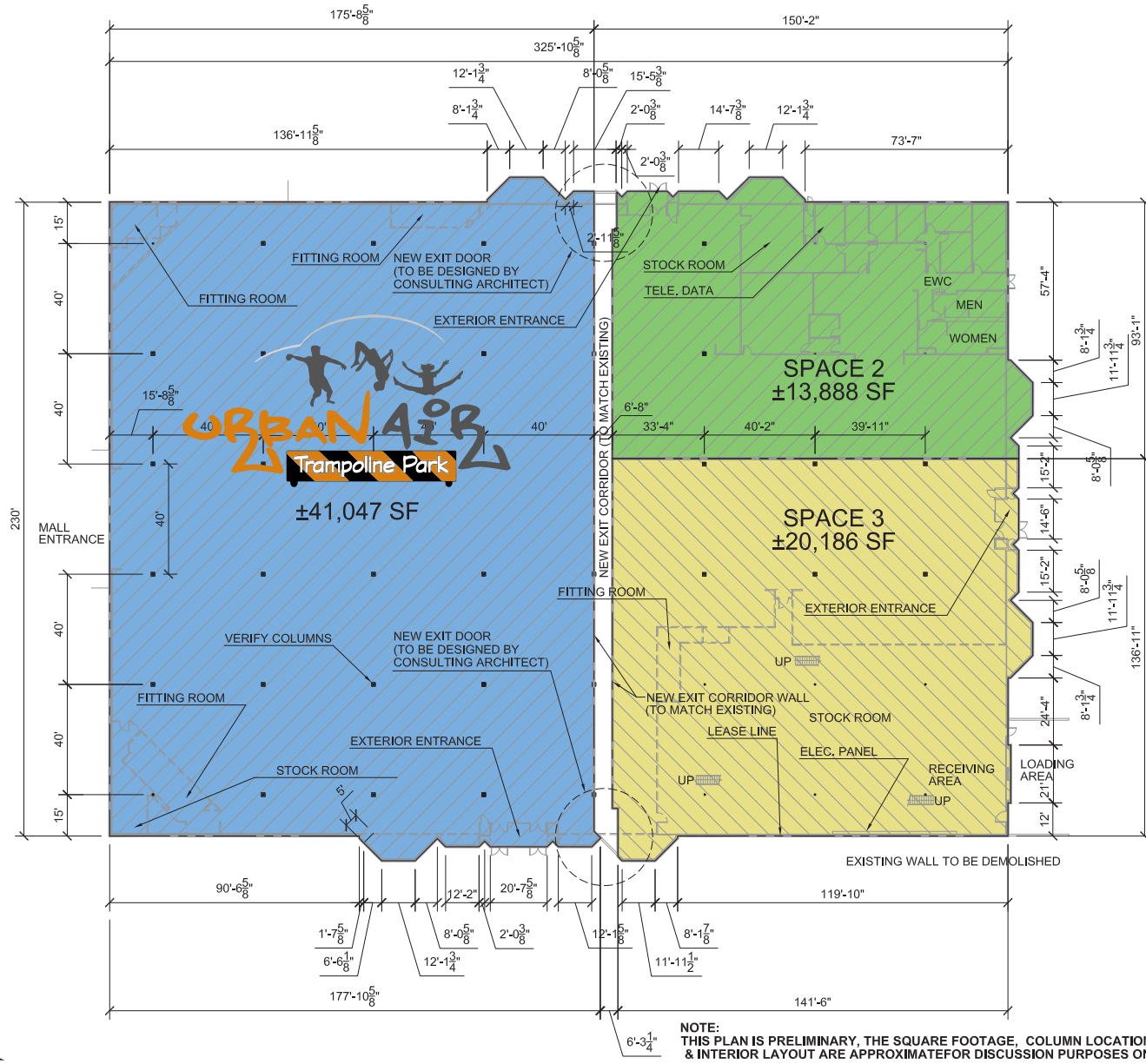
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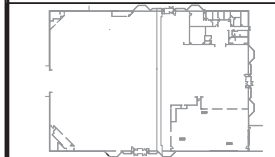
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LEGEND	
■	OPEN/LEASED
■	AVAILABLE
■	LOI
■	AT LEASE/CONTRACT
■	FUTURE PHASE
■	NOT A PART

PROPOSED SPACE: AS NOTED
 S.F.: AS NOTED
 DATE: 01-23-19
 SCALE: 1"= 50'



PROPOSED SPACE

NOTE: Required doors and frames shall be provided and installed by each tenant (any doors shown in plans are suggested only; final determination is by tenant). It is required that the tenant, contractor, architect or representative must visit the site and familiarize and verify all dimensions and sizes of major items such as structural elements, electrical runs, plumbing locations and items not covered by this drawing. This shall be done at Tenant's expense. When exit passageways are present to provide a secondary exit from a Tenant's space, doors shall be one-hour fire doors. Such doors shall be self-closing and be so maintained or shall be automatic closing by smoke detector actuation. Prior to finalizing terms and conditions, Leasing and Center Management must resolve existing per applicable codes. Service area, empty electrical conduit, sewer, water, and empty telephone conduit located within the lease line. Tenant must field verify all dimensions and conditions.

Drawn by: AGG T.C.: ?

NOTE: THIS PLAN IS PRELIMINARY. THE SQUARE FOOTAGE, COLUMN LOCATIONS & INTERIOR LAYOUT ARE APPROXIMATE FOR DISCUSSION PURPOSES ONLY



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