

CORNERSTONE MEDICAL PARK

Negotiable

2800 W. Trenton Road
Edinburg, TX 78539

AVAILABLE SPACE
692 - 10,999 SF

FEATURES

- Conveniently Located
- Aggressive Lease Rates
- Proximity to All Medical Facilities



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FOR LEASE



CORNERSTONE MEDICAL PARK

2800 W. Trenton Road , Edinburg, TX 78539

LEASE



OFFERING SUMMARY

Available SF:	692 - 10,999 SF
Lease Rate:	Negotiable
Lot Size:	3.08 Acres
Year Built:	2003
Building Size:	60,920 SF
Zoning:	C-3 (General Commercial)
Submarket:	Rio Grande Valley

PROPERTY OVERVIEW

2800 W. Trenton is perfectly located in the South Edinburg/ North McAllen area, just inside Edinburg's Medical Corridor. With a location in The Cornerstone Medical Park, the building has great proximity to major, medical facilities, and fronts one of Edinburg's major, arterial roads. The building has excellent visibility from Trenton Road and McColl Road and is perfect for any professional service/ retail user, medical, or general office user. Spaces range from 700 square feet to 3,509 square feet, and while some are move in ready, others are available for build to suit opportunities.

PROPERTY HIGHLIGHTS

- Conveniently Located
- Aggressive Lease Rates
- Proximity to All Medical Facilities
- Fully Finished Out Suites Available
- Great for Medical or Professional Users
- Beautiful Common Areas

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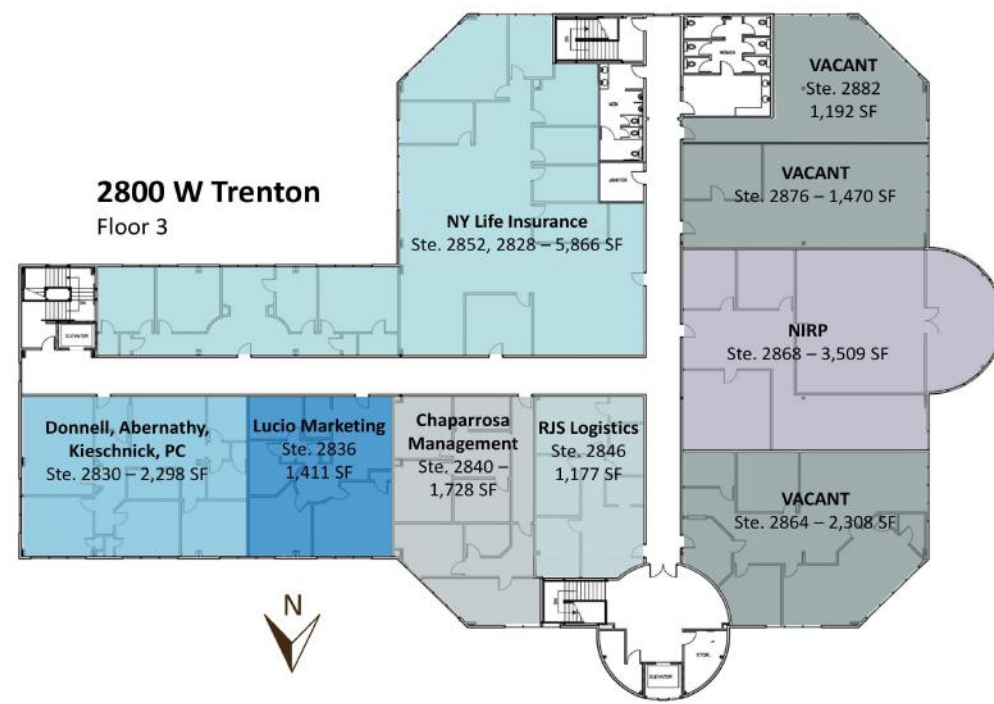
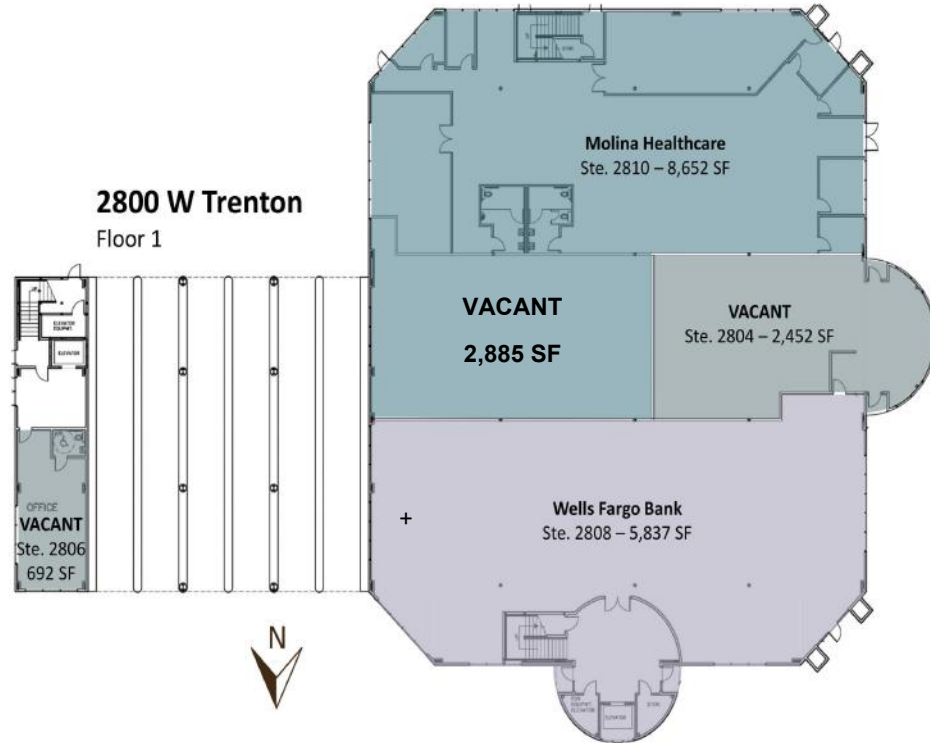
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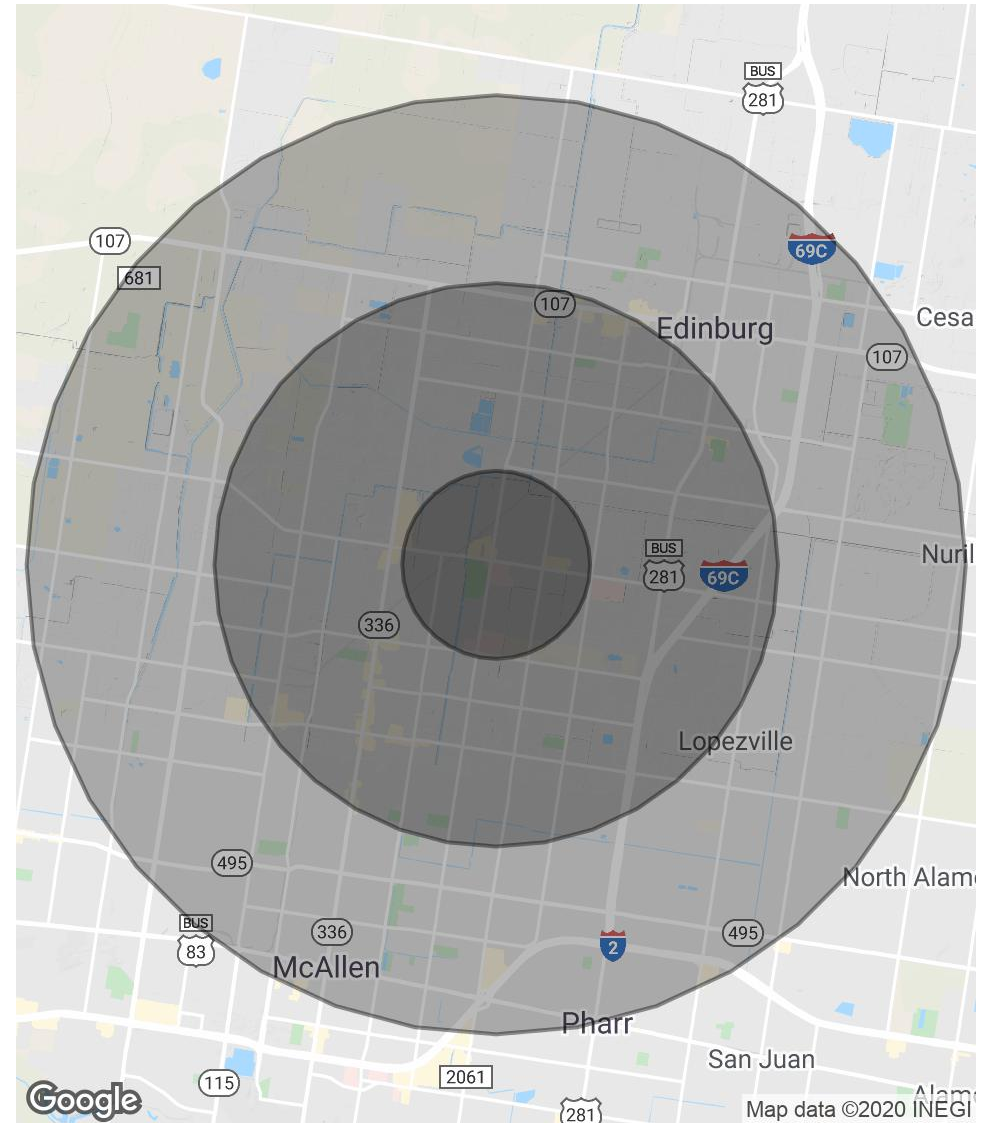
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,636	72,585	207,555
Average age	32.4	31.3	29.8
Average age (Male)	32.0	29.7	28.0
Average age (Female)	33.1	33.0	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,741	24,183	63,724
# of persons per HH	3.2	3.0	3.3
Average HH income	\$91,368	\$71,289	\$56,293
Average house value	\$184,461	\$142,500	\$113,730

* Demographic data derived from 2010 US Census



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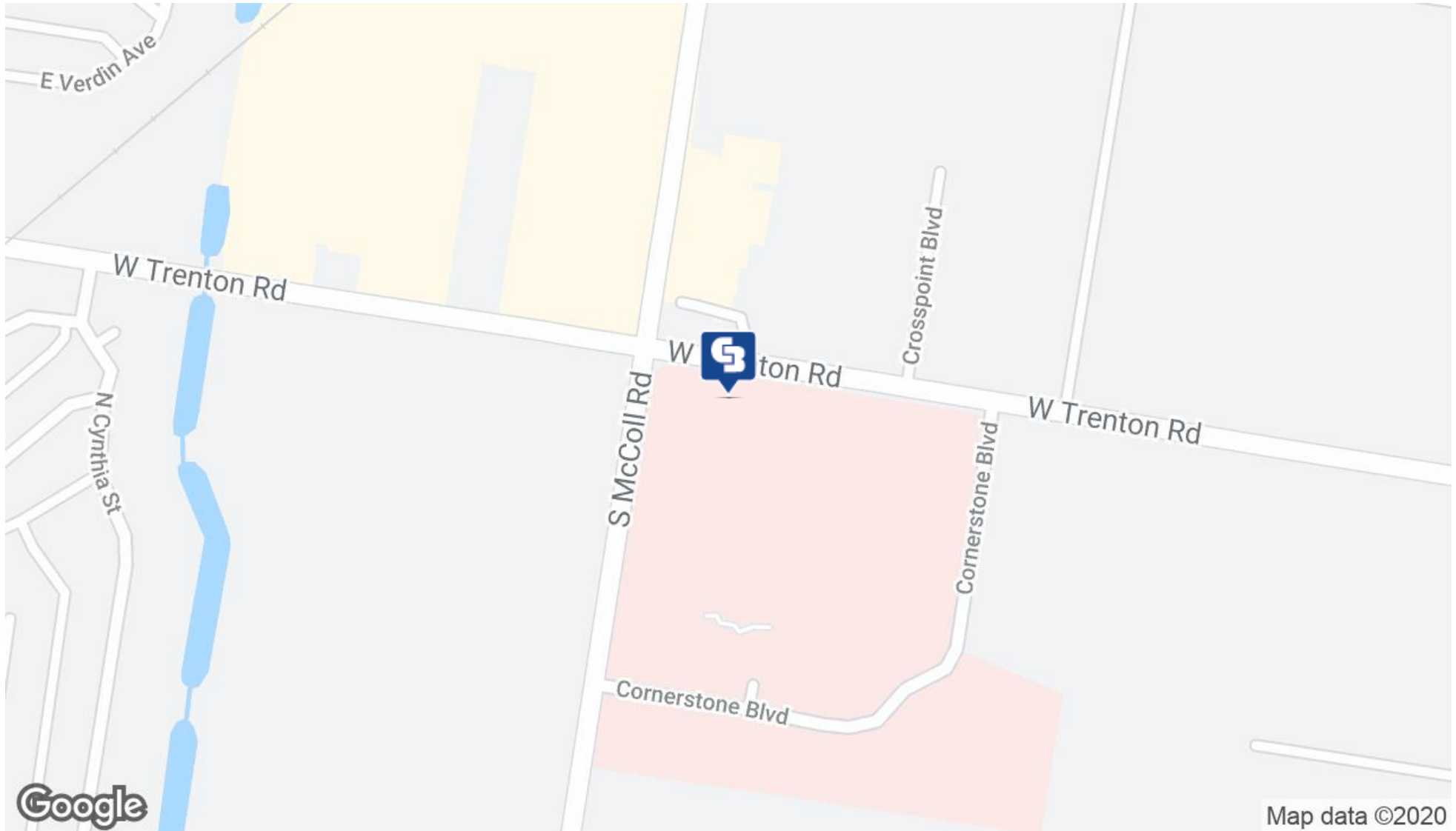




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