



Cornerstone Plaza

FOR LEASE

2500 W. Trenton Rd., Edinburg, TX 78539

Rio Grande Valley



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Edinburg, TX 78539

Coldwell Banker Commercial
Rio Grande Valley

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Property Overview

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2500 W. Trenton Rd
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Property Specifications

Property Type:	Strip Center
Sub-Type:	Retail
Class:	A
Building Size:	17,152 square feet
Land:	2.29 Acres
Number of stories:	1
Year Built/ Renovated:	2019
Typical Floor Size:	1,300 +/- square feet
Parking:	9/1,000

Site Specifications

Cross Streets:	Trenton Road and Cornerstone Blvd
Located:	Southeast Corner
Traffic Counts: Zoning:	C-3 (General Commercial)
Submarket:	Rio Grande Valley
County:	Hidalgo

Lease Information

Lease Type:	Net
Lease Term:	5 year minimum

Space Information

Total Available Space:	17,152 square feet
Minimum Div.:	1,300 square feet
Max. Contiguous:	17,152 square feet
Annual Rent:	\$24.00 End- Cap \$22.00 In – Line
NNN:	\$3.45 per square foot
Tenant Allowance:	\$20.00 per square foot

Basic Demographics (5-Mile Radius)

Total Population:	235,274
Total Households:	74,393
Avg. HH Income:	\$64,187
Retail Sales Volume:	\$3,155,712,573



Cornerstone Plaza

Additional Photo



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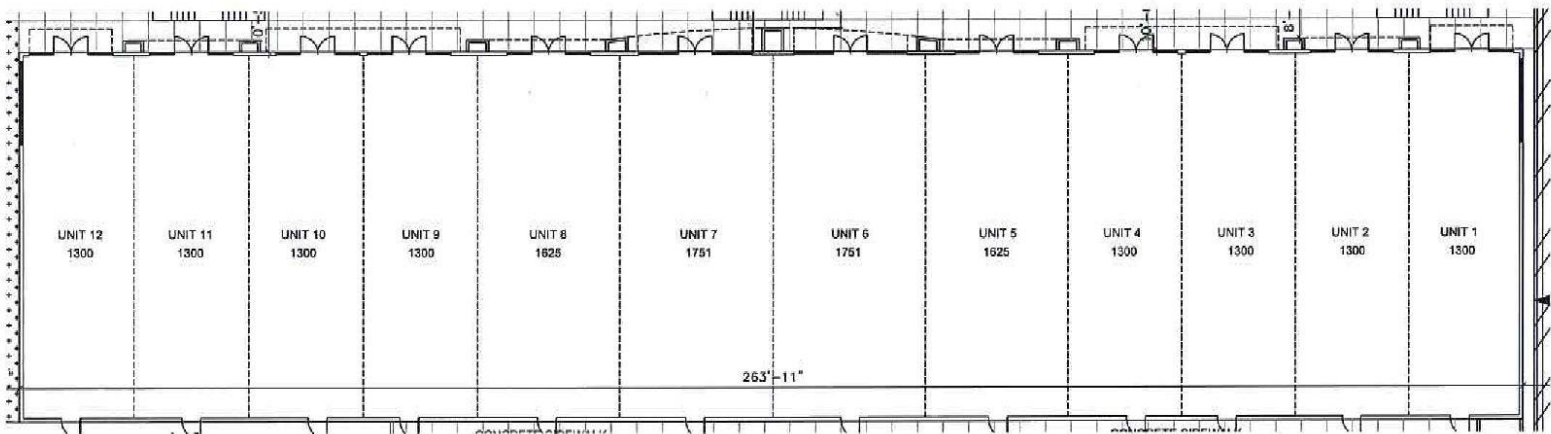


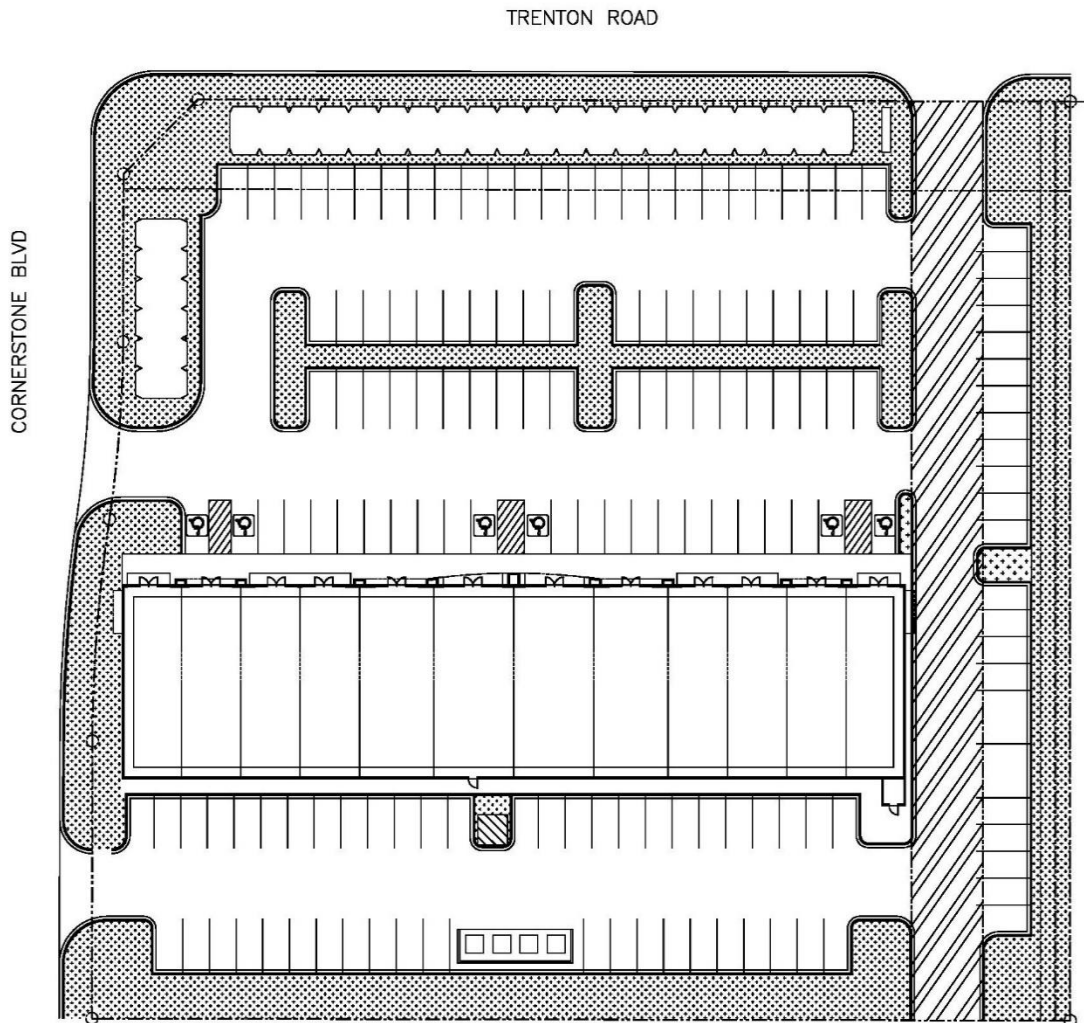
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Floor Plan



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Cornerstone Plaza

Aerial

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Cornerstone Plaza

Executive Summary

- Cornerstone Plaza is a new construction, mixed use project that sits east of McColl Rd on Trenton Rd
- Located within Edinburg's Medical Corridor
- Surrounded by National Retailers
- Call for Pricing

Area Retailers & Attractions:



For more information, please contact:

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