



**COLDWELL
BANKER
COMMERCIAL**

RIO GRANDE VALLEY

FOR LEASE

HARLINGEN, TX RETAIL SITE

701 W. Jackson Avenue
Harlingen, TX 78550

AVAILABLE SPACE
6,000 SF

FEATURES

- Corner Location
- High Traffic Area
- Proximity to Shopping, Entertainment, and Dining

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RETAIL - OFFICE - PROFESSIONAL SERVICE

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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY
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701 W. Jackson Avenue, Harlingen, TX 78550



OFFERING SUMMARY

Available SF:	6,000 SF
Lease Rate:	\$1.00 PSF
Lot Dimensions :	50 x 140
Year Built:	1976
Building Size:	6,000 SF
Renovated:	2020

PROPERTY OVERVIEW

Excellent location, recently remodeled and centrally located in Harlingen, TX. Site has great potential for retail, office, and professional service. Proximity to Shopping, entertainment, and dining.

PROPERTY HIGHLIGHTS

- Corner Location
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- Proximity to Shopping, Dining, & Entertainment

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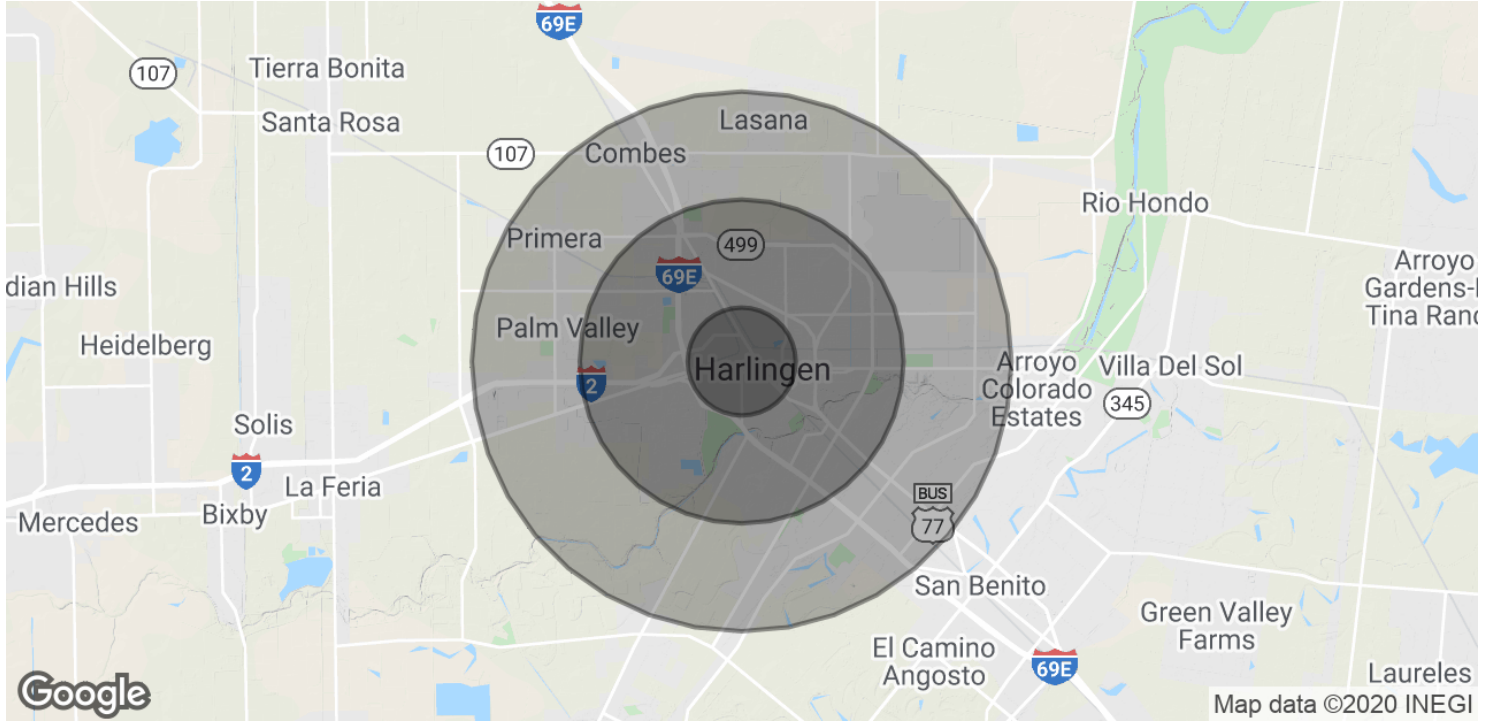


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,732	53,392	83,938
Average age	32.9	34.3	33.8
Average age (Male)	30.5	33.1	32.4
Average age (Female)	35.8	36.1	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,539	17,691	27,483
# of persons per HH	3.0	3.0	3.1
Average HH income	\$29,368	\$47,064	\$49,849
Average house value	\$71,014	\$74,939	\$85,880

* Demographic data derived from 2010 US Census

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