

RETAIL PROPERTY FOR LEASE

1116 S COMMERCE



Located next to El Patio restaurant on Commerce Street with proximity to HEB Shopping Center.



FOR LEASE 1116 S COMMERCE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,600 SF
Lease Rate:	\$11.33 SF/yr (NNN)
Lot Size:	0.71 Acres
Year Built:	1978
Building Size:	5,700 SF
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

This 3,600 SF lease space consists of an open area with restrooms and a small office. It can be utilized for retail/vehicle-related sales, industrial sales, or as a sales support office. It is located next to El Patio restaurant on Commerce Street with proximity to HEB Shopping Center.

PROPERTY HIGHLIGHTS

- 3,600 SF
- Open area
- Restrooms
- Small office
- Proximity to HEB Shopping Center

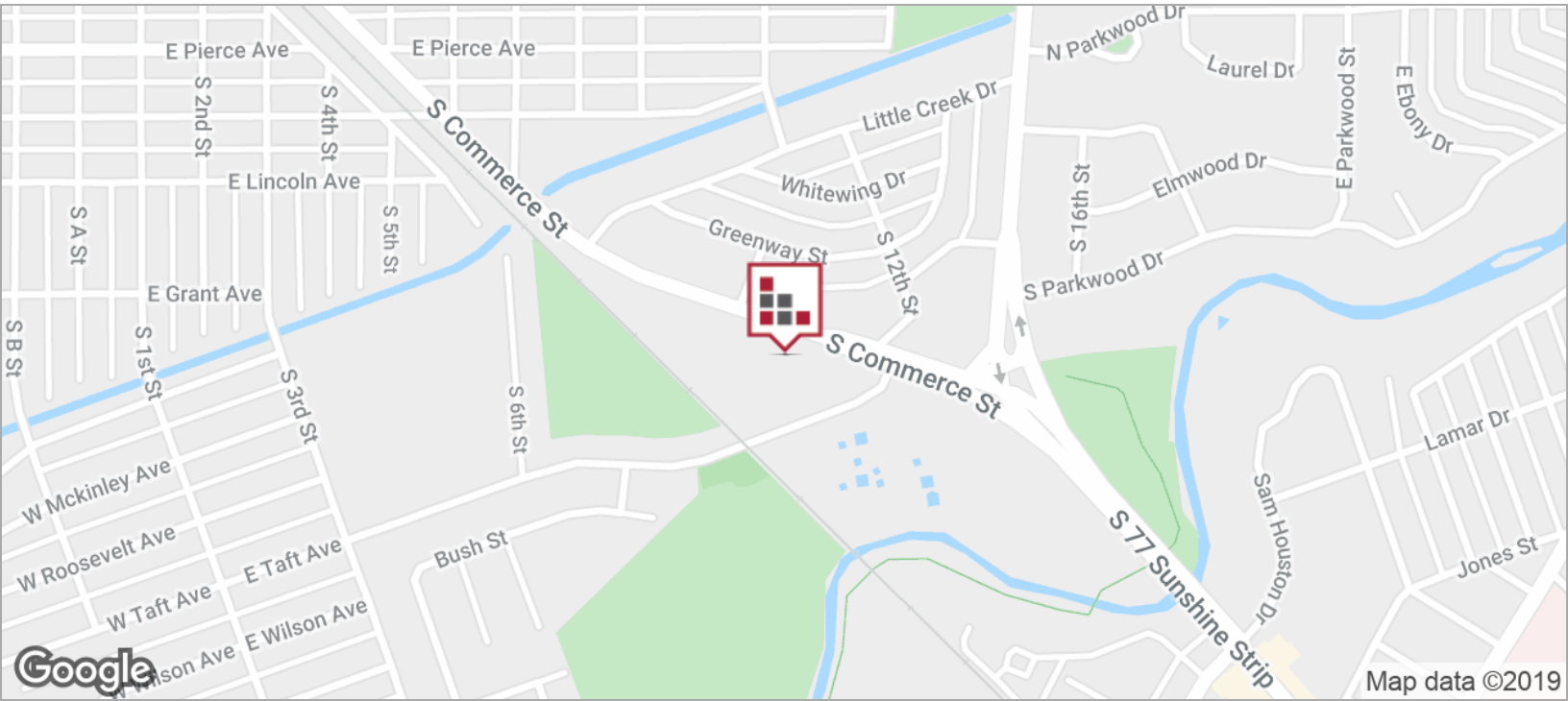


CINDY HOPKINS REAL ESTATE

312 E Harrison Ave // Harlingen, TX 78550
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FOR LEASE
1116 S COMMERCE

LOCATION MAPS



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AERIAL HIGHLIGHT



1116 S Commerce St, Harlingen, TX

Google

Map data © 2019 Imagery © 2019, Maxar Technologies, Texas General Land Office, U.S. Geological Survey

CHRE
Commercial Real Estate in the Rio Grande Valley

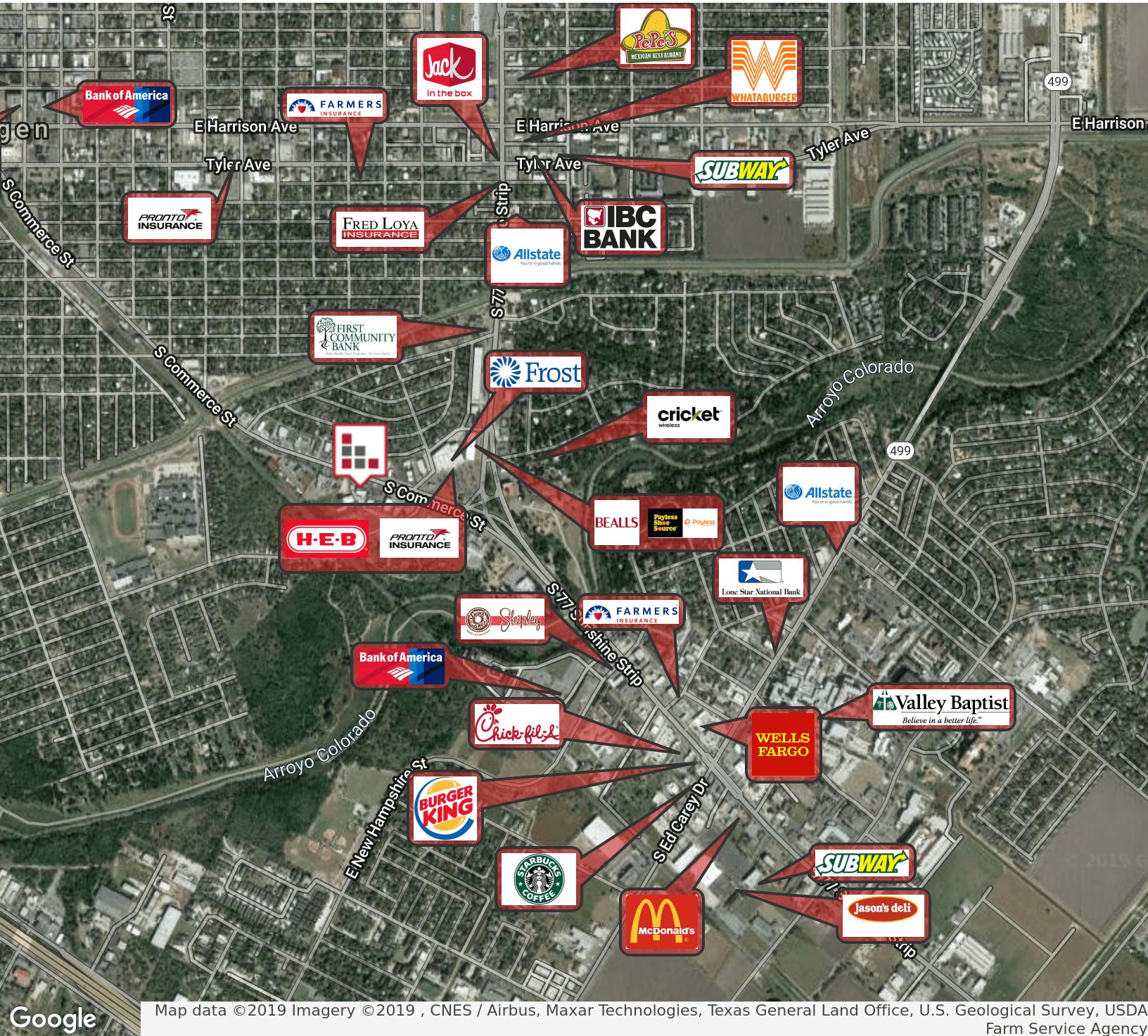
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RETAILER MAP

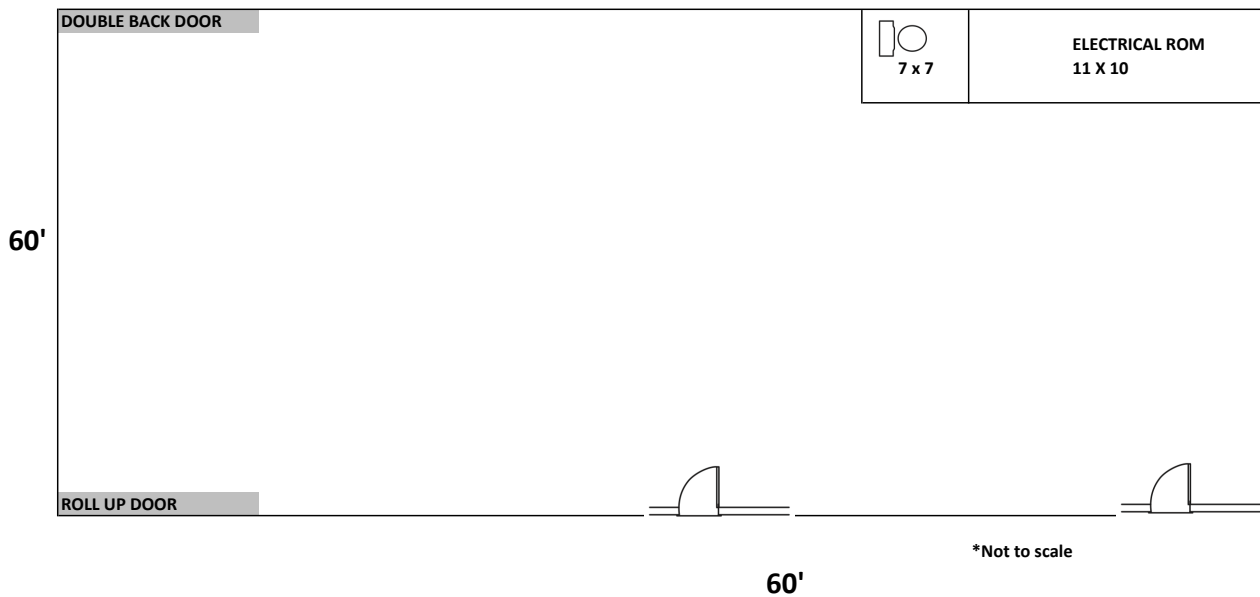




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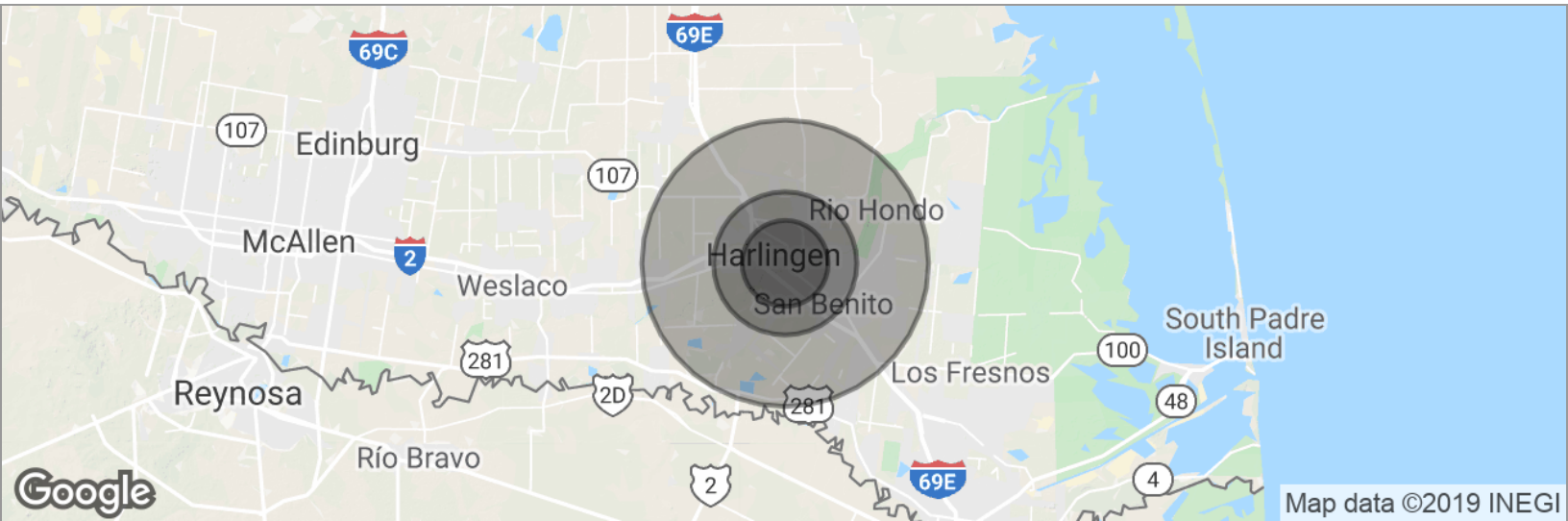
1116 S Commerce Street
Harlingen, Texas
3,600 sf Building*

FLOOR PLAN



FOR LEASE
1116 S COMMERCE

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	51,024	86,765	147,101
Median age	33.3	33.6	33.1
Median age (Male)	32.4	32.3	31.5
Median age (Female)	34.7	35.3	34.9

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	16,813	28,329	46,077
# of persons per HH	3.0	3.1	3.2
Average HH income	\$46,683	\$48,865	\$48,126
Average house value	\$77,910	\$84,084	\$83,374

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	80.9%	80.2%	81.9%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	88.3%	88.5%	87.8%
Black	0.9%	0.8%	0.6%
Asian	1.6%	1.3%	1.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.3%	0.2%
Other	7.6%	7.6%	9.2%

* Demographic data derived from 2010 US Census



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