

# MERCEDES PLAZA

**FOR LEASE**

5006 U.S. Expressway 83 Mercedes, TX 78570



**LEASE RATE**

\$18.00 SF/yr

**NNN:**

\$5.00 SF/yr (Estimated)

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**Michael Pacheco**

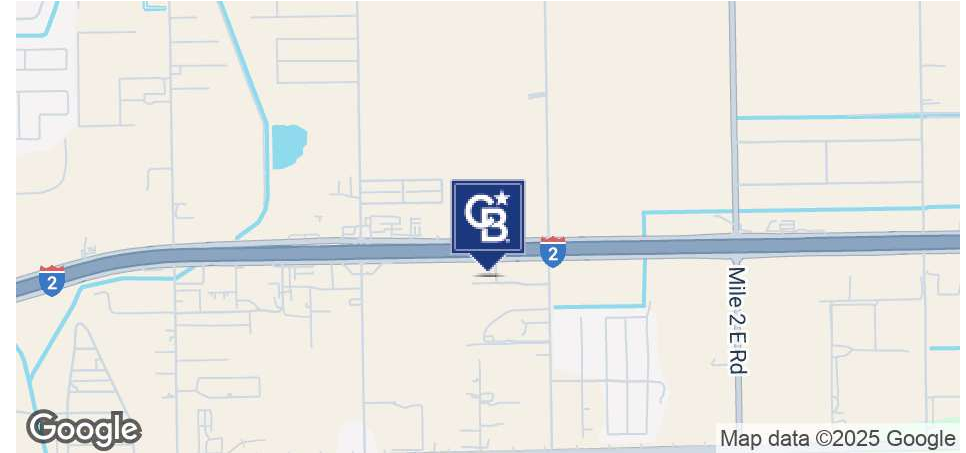
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**COLDWELL BANKER  
COMMERCIAL** | **RIO GRANDE  
VALLEY**

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## OFFERING SUMMARY

|                    |                          |
|--------------------|--------------------------|
| Lease Rate:        | \$18.00 SF/yr            |
| NNN:               | \$5.00 SF/yr (Estimated) |
| Minimum Divisible: | 1,706 SF                 |
| Max Contiguous:    | 9,069 SF                 |
| Building Size:     | 20,167 SF                |
| Number of Units:   | 4                        |
| Year Built:        | 2013                     |
| Market:            | Rio Grande Valley        |
| Submarket:         | Mercedes                 |

## PROPERTY OVERVIEW

Presented by Coldwell Banker Rio Grande Valley this retail property boasts four spaces available and carries a storied past as a former children's rehab center. Situated at the epicenter of Mercedes, Texas. Effortless access is facilitated by major transportation routes such as U.S. Highway 281, Interstate 2, and Interstate 69E, providing convenient connections to attractions like the Rio Grande Valley Premium Outlets.

## PROPERTY HIGHLIGHTS

- High Traffic Location
- Excellent Visibility on Interstate 2
- Proximity to Rio Grande Valley Premium Outlets

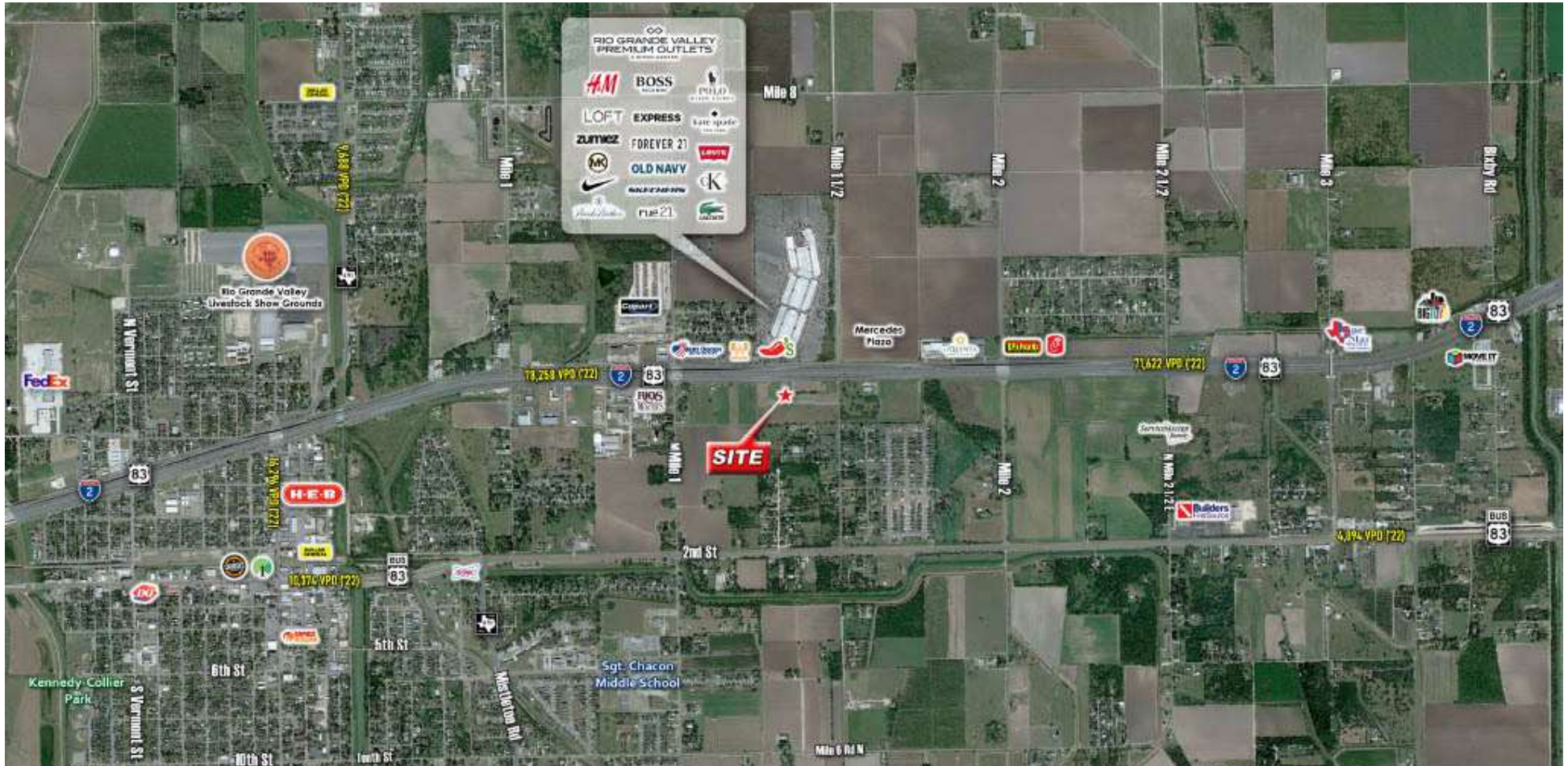
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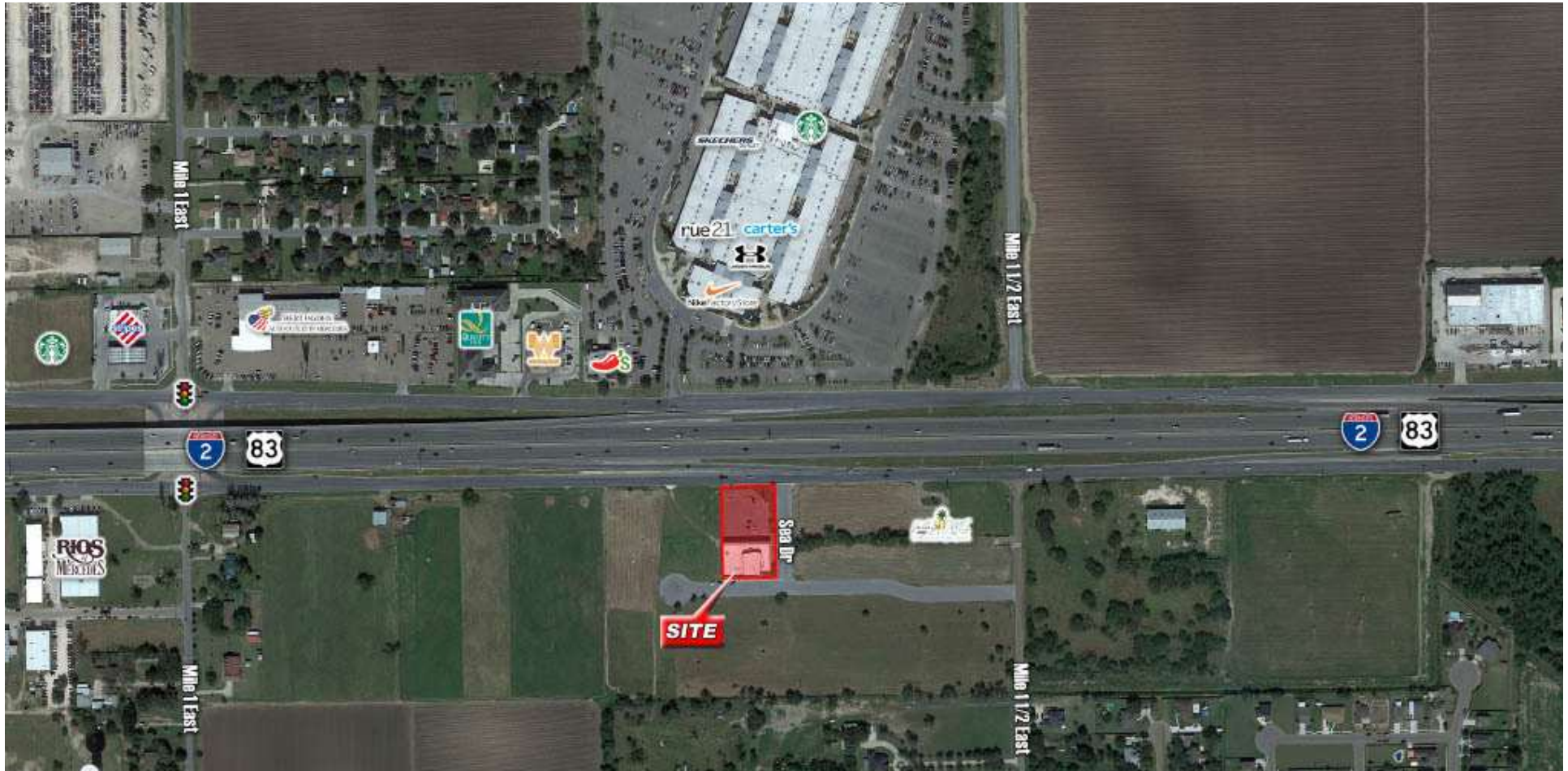


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LEASE INFORMATION

|             |                        |                  |                |
|-------------|------------------------|------------------|----------------|
| Lease Type: | \$5.00 NNN (Estimated) | Lease Term:      | Negotiable     |
| Lease Rate: | \$18.00 SF/yr          | Space Available: | 1,706-9,069 SF |

AVAILABLE SPACES

| SUITE                         | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION                                |
|-------------------------------|-----------|-----------|------------|---------------|--------------------------------------------|
| 5600 U.S. Expressway 83 Ste 1 | Available | 3,006 SF  | NNN        | \$18.00 SF/yr | -                                          |
| 5600 U.S. Expressway 83 Ste 2 | Available | 1,706 SF  | NNN        | \$18.00 SF/yr | -                                          |
| 5600 U.S. Expressway 83 Ste 3 | Available | 9,069 SF  | NNN        | \$18.00 SF/yr | 1St Floor: 7,593 SF<br>2nd Floor: 1,476 SF |

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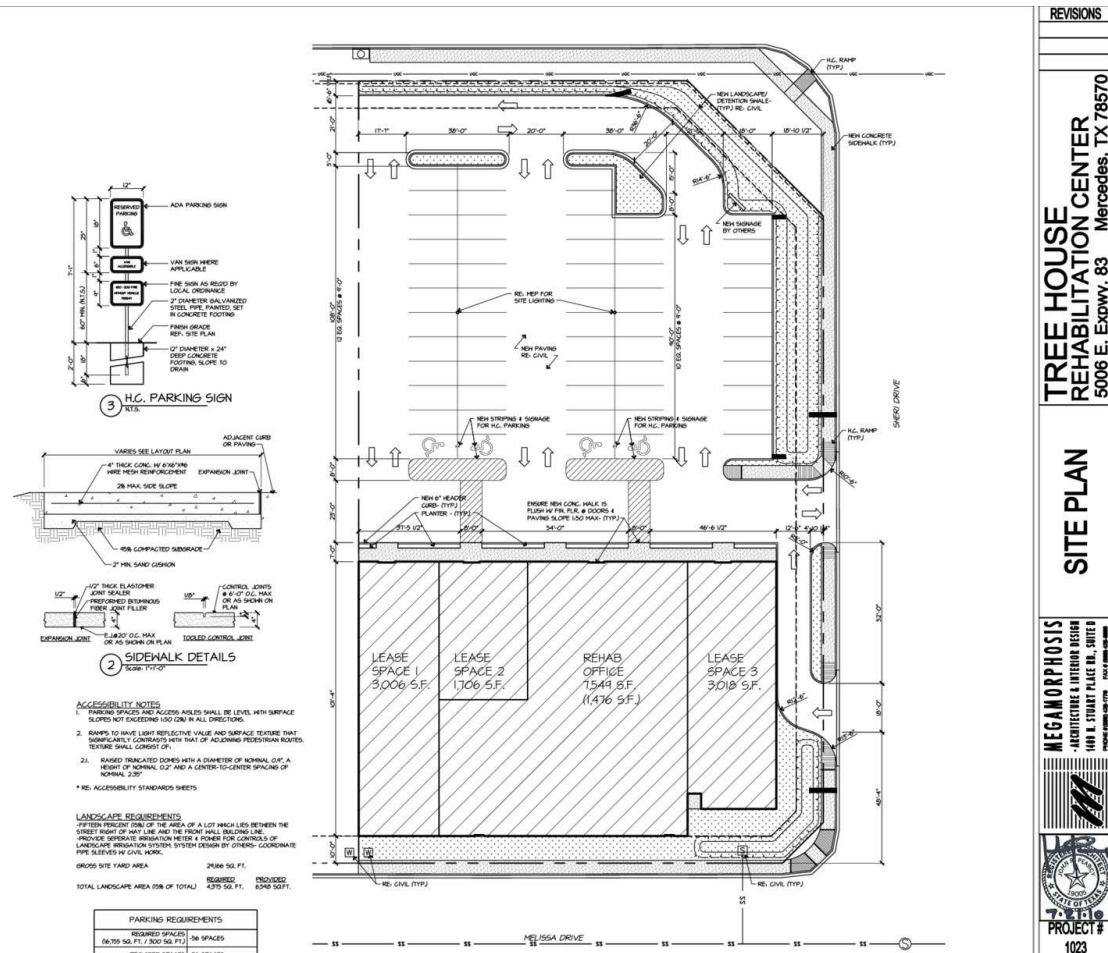
| SUITE                         | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|-------------------------------|-----------|-----------|------------|---------------|-------------|
| 5600 U.S. Expressway 83 Ste 4 | Available | 3,018 SF  | NNN        | \$18.00 SF/yr | -           |

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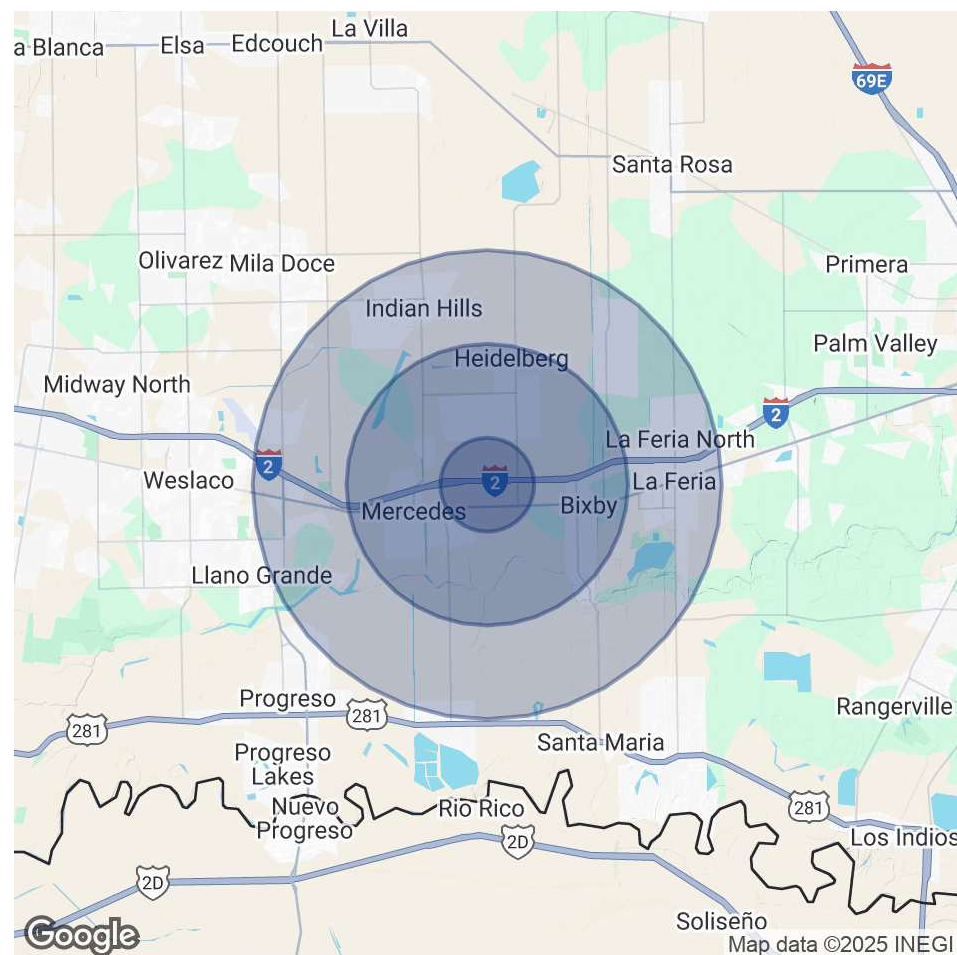
## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,446  | 18,011  | 42,835  |
| Average Age          | 35     | 35      | 36      |
| Average Age (Male)   | 0      | 0       | 0       |
| Average Age (Female) | 0      | 0       | 0       |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 730       | 5,550     | 13,316    |
| # of Persons per HH | 3.4       | 3.2       | 3.2       |
| Average HH Income   | \$77,200  | \$60,792  | \$60,454  |
| Average House Value | \$143,461 | \$130,481 | \$132,696 |

Demographics data derived from AlphaMap



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