

# FREESTANDING RESTAURANT

SWQ OF US 281/I-69C & E CANTON RD  
1204 E CANTON RD | EDINBURG, TEXAS

FOR LEASE  
Call for Pricing

\*NNNs \$4.00 PSF

\*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE  
12,700 SF  
2nd Gen Restaurant

## PROPERTY HIGHLIGHTS

- Next to AMC Edinburg 18, the first IMAX theater in the Rio Grande Valley
- 12 minutes from UTRGV
- Adjacent to Super 8 Motel and Stripes Convenience Store
- 5 minutes from HEB Soccer Stadium

## TRAFFIC COUNTS

E Canton Rd: 5,242 VPD  
(MPSI 2014)

US Hwy 281: 74,052 VPD  
(TXDOT 2015)

## AREA RETAILERS



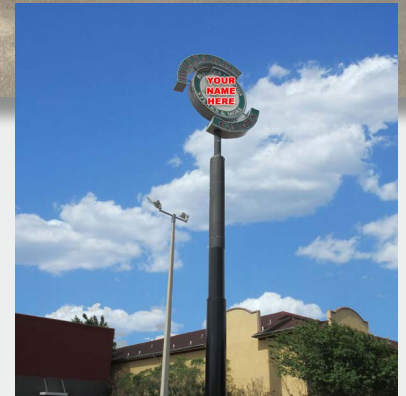
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956.412.8800

Larry Leahy  
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## CALL TODAY FOR MORE INFORMATION



**amc**  
THEATRES®  
Anchored!



## DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2016 Population	8,752	57,579	108,037
Daytime Population	10,859	63,502	104,059
Average HH Income	\$49,895	\$47,791	\$43,812



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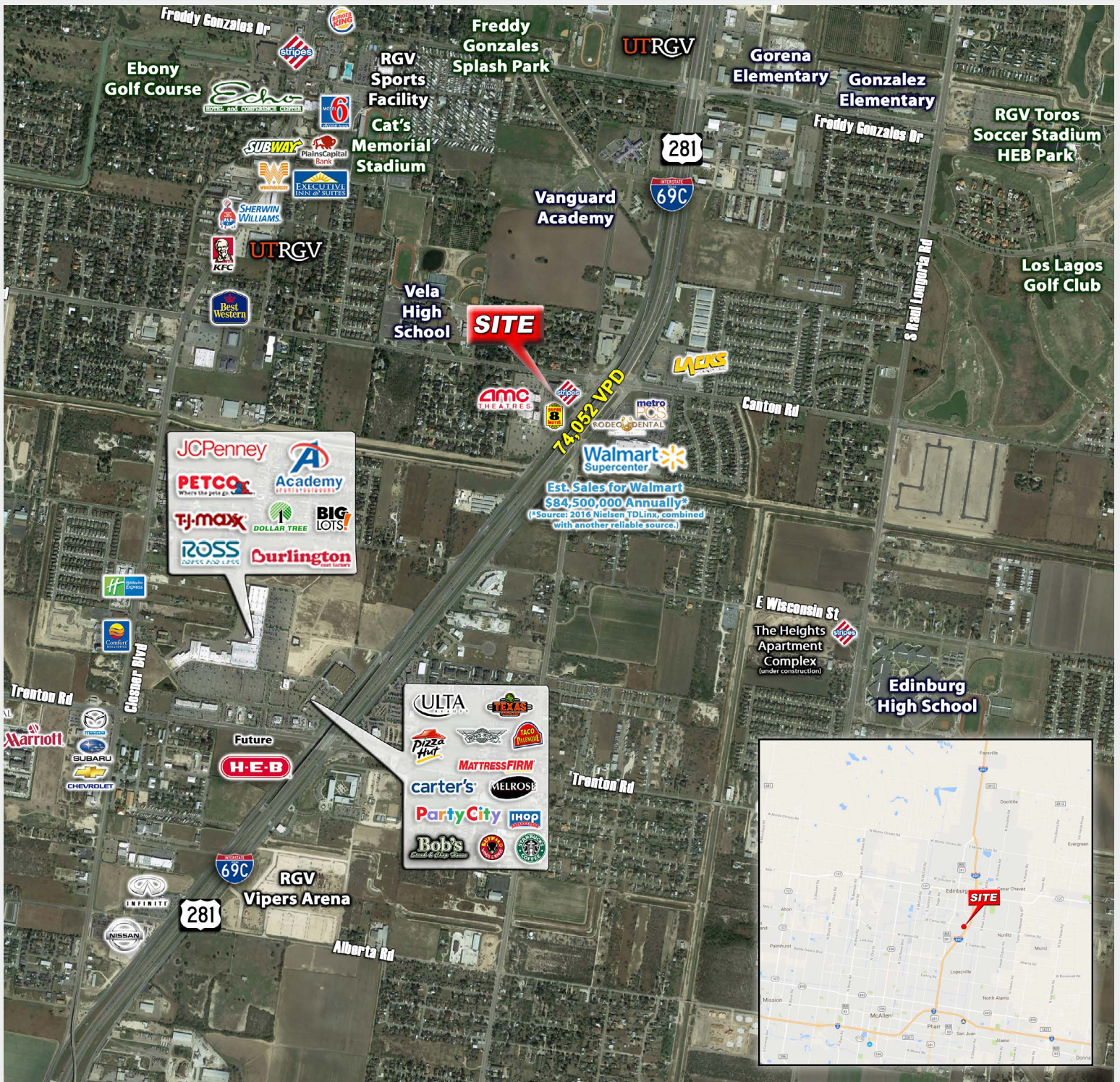
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