# MARVAL PLAZA

**4307 S. MCCOLL ROAD**
Edinburg, TX 78539

**LEASE RATE: $24.00/YR**

**NNN: $6.13/YR**

**Larry Leahy**
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COLDWELL BANKER COMMERCIAL
RIO GRANDE VALLEY

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## PROPERTY DESCRIPTION

This 2nd generation retail space is ideally situated at a high traffic intersection in a high income demographic and catty corner from Wal-Mart Supercenter. Marval Plaza offers tremendous access and visibility from both Trenton Rd and McColl Rd and is in close proximity to several national retailers such as HEB, Home Depot, Marshalls and Target. Ideal fit for any retail, office or professional service user.

## PROPERTY HIGHLIGHTS

- High Traffic Intersection with over 51k VPD between Trenton Road & McColl Road
- Excellent visibility and access from both Trenton Road & McColl Road
- Located in Edinburg's Medical corridor
- Located catty corner to Wal-Mart Supercenter and in close proximity to several national retailers such as HEB, Hobby Lobby, Home Depot, Kohl's, Marshalls, Ross, Sam's Club and Target
- Located within Edinburg's Medical Corridor

## OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | $24.00 SF/yr (NNN) |
| NNN: | $6.13/YR |
| Available Space : | 1,208 SF |
| Building Size: | 9,953 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 1,905 | 33,856 | 83,581 |
| Total Population | 5,407 | 91,661 | 239,062 |
| Average HH Income | $133,026 | $76,496 | $62,064 |

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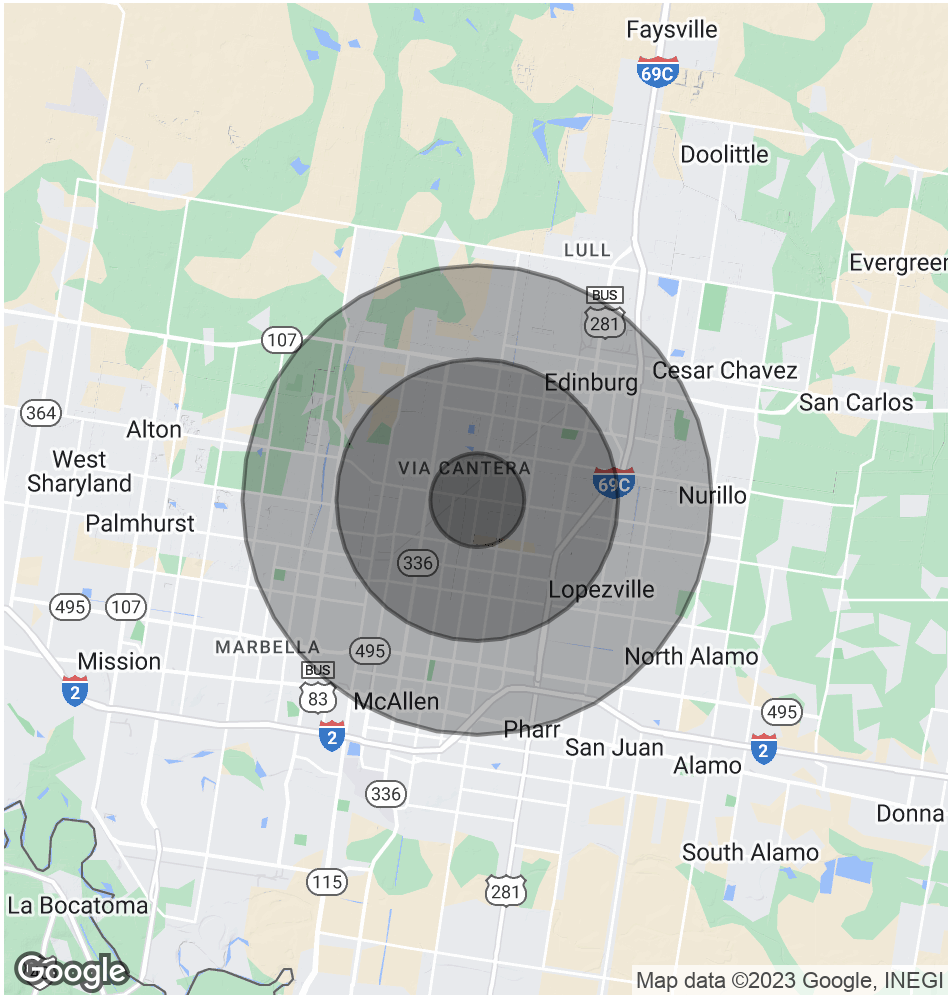
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 5,407 | 91,661 | 239,062 |
| Average Age | 38.2 | 33 | 31.4 |
| Average Age (Male) | 28.4 | 30.5 | 29.5 |
| Average Age (Female) | 43 | 36.2 | 33.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 1,905 | 33,856 | 83,581 |
| # of Persons per HH | 2.8 | 2.7 | 2.9 |
| Average HH Income | $133,026 | $76,496 | $62,064 |
| Average House Value | $279,829 | $158,941 | $126,812 |

** Demographic data derived from 2020 ACS - US Census*





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