

RUBIANO

COMMERCIAL

San Juan Corners PAD | For Lease

AVAILABLE SPACE

0.66 AC

FOR RENT

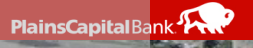
\$5,000 / Month*

(Estimate provided by Landlord and subject to change)

PROPERTY HIGHLIGHTS

- Across from WALMART Supercenter and adjacent to new Bank of America.
- Site faces Cesar Chavez Rd, just south of Expressway 83.
- Close proximity to San Juan's other major retailers.

DOLLAR GENERAL



TRAFFIC COUNTS

Expressway 83: 127,200 VPD
(TXDOT 2012)



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AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2016 Population	10,757	80,309	162,261
Hispanic Population	97.3%	93.5%	91.0%
Average HH Income	\$59,077	\$47,101	\$47,446

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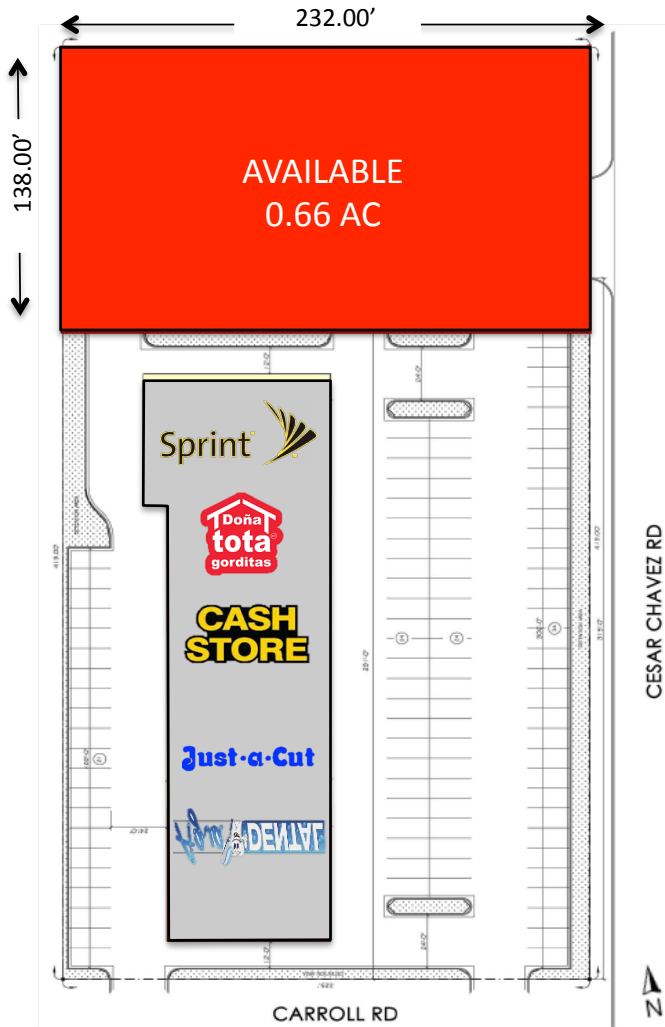
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