



Las Tiendas Plaza

Brownsville, TX

Brownsville-Harlingen (TX)



Ali Runkel
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Google Earth

AERIAL



GROSS LEASABLE AREA (GLA)	238,683 SF
PARKING SPACES	1,221
PARKING RATIO	5.12 per 1,000 SF

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www.kimcorealty.com/111970



DENSITY AERIAL

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■ Available ■ Non-Controlled



TENANT	SQ FT
1 Asian Buffet	6,999
2 Spec's Wine and Spirits	10,000
3 Mattress Firm	5,260
4 Just-a-Cut	1,396
5 OneMain Financial	2,000
6 Valley Baptist Physicians [...]	5,053
8 Boot Barn	15,489
10 Nail Salon	2,500
11 TJ Maxx	28,460
12 Burlington	80,274
13 Ulta	10,000
14 Available	18,100
15 Michaels	21,447
16 PetSmart	19,981
17 Raising Cane's Chicken Fingers	2,724
18 Vitamin Shoppe	3,500
19 Cash Store	1,500
20 Eyemart Express	4,000
K25 Available	0.98 ac

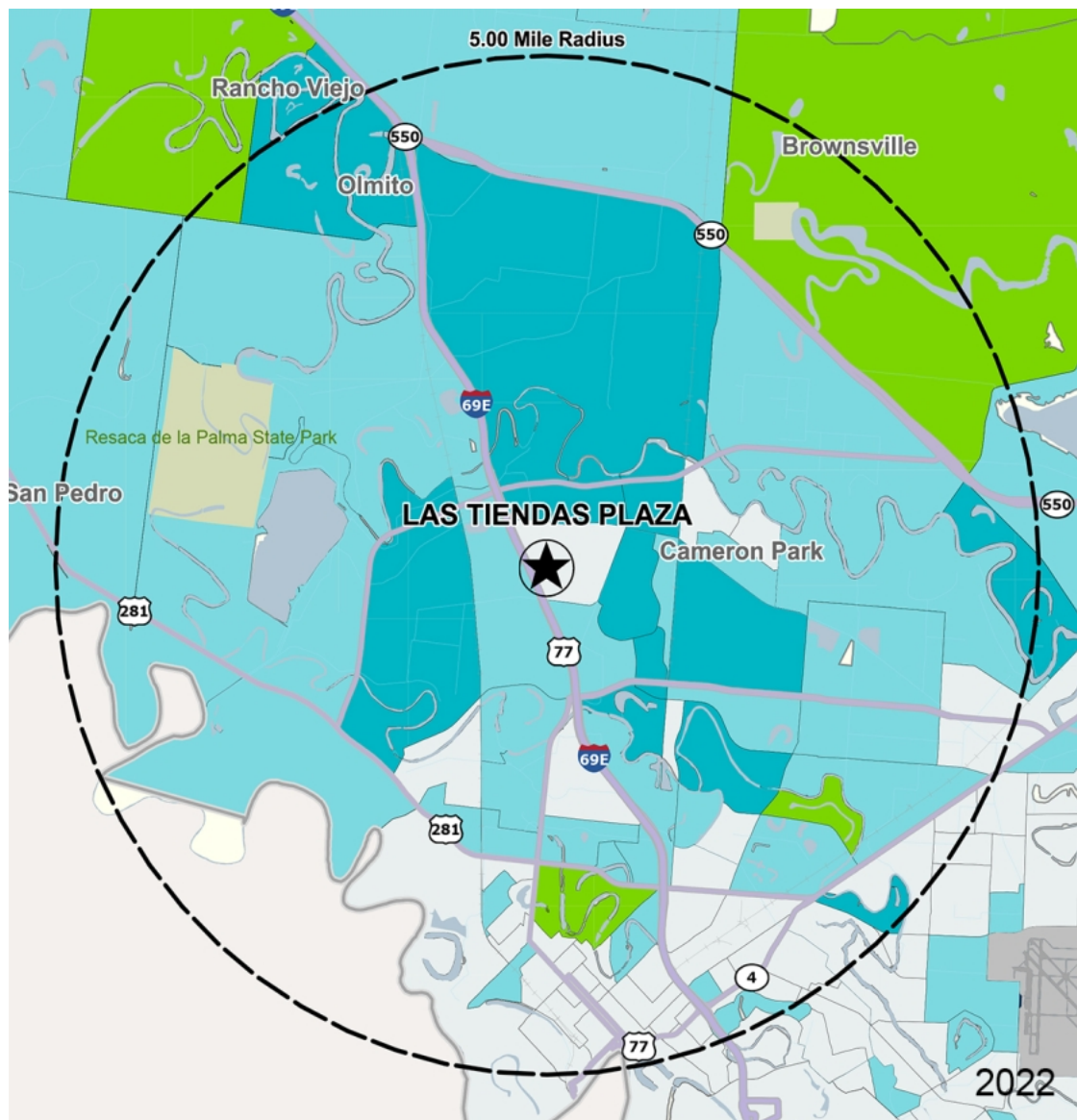
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,181	85,302	149,623
Daytime Pop	8,452	82,676	171,564
Households	2,850	24,490	43,617
Average HH Income	\$73,721	\$69,784	\$63,299
Median HH Income	\$64,454	\$58,886	\$49,538
Per Capita Income	\$20,991	\$20,157	\$18,597

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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US 77/83 Expwy. & Morrison Rd., Brownsville, TX



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