



Trenton Crossing - North McAllen

McAllen, TX

McAllen-Edinburg-Mission (TX)

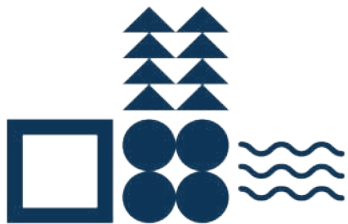


Ali Runkel
Leasing Representative
(713) 868-6550
arunkel@kimcorealty.com





AERIAL



GROSS LEASABLE AREA (GLA)	265,566 SF
PARKING SPACES	1,469
PARKING RATIO	5.53 per 1,000 SF

Ali Runkel

Leasing Representative | (713) 868-6550 | arunkel@kimcorealty.com



Trenton Crossing - North McAllen

McAllen, TX

www.kimcorealty.com/118120



DENSITY AERIAL

Ali Runkel

Leasing Representative | (713) 868-6550 | arunkel@kimcorealty.com



Trenton Crossing - North McAllen

McAllen, TX

www.kimcorealty.com/118120

■ Available ■ Potentially Available ■ Non-Controlled



Ali Runkel

Leasing Representative | (713) 868-6550 | arunkel@kimcorealty.com



Trenton Crossing - North McAllen

McAllen, TX

www.kimcorealty.com/118120

TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Teriyaki Madness	1,500	15 PetSmart	19,701	29 Kay Jewelers	2,500
2 Jersey Mike's Subs	1,500	16 Hobby Lobby	55,000	30 Sally Beauty Supply	1,500
3 Mattress Firm	4,800	17 Dollar Tree	14,960	31 Vision Source	1,736
4 The Dolly Llama	1,500	18 Ross Dress for Less	30,164	32 Just A Cut	1,407
5 H&R Block	1,538	19 Bath & Body Works	3,700	33 Available	1,800
6 Available	2,445	20 Available	4,300	34 Milan Laser Hair Removal	1,500
7 Exotic Berry	1,453	21 Rack Room Shoes	6,000	35 A-Max Auto Insurance	1,060
8 Nuri Tacos	3,238	22 Daiso	6,000	36 Available	1,782
9 Crumbl Cookies	1,172	23 Foxy Nails	1,500	37 Marcos Pizza	1,400
10 Available	1,019	24 Claires	1,800	38 Available	12,700
11 T-Nails	1,192	25 America's Best Contacts & Eyeglasses	4,000	39 Available	9,893
13 HomeGoods	24,806	26 Marshalls	30,000		
14 Wild Birds Unlimited of McAllen Texas	2,200	28 Casa de Hilo	2,800		

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.

Ali Runkel

Leasing Representative | (713) 868-6550 | arunkel@kimcorealty.com



Trenton Crossing - North McAllen

McAllen, TX

www.kimcorealty.com/118120

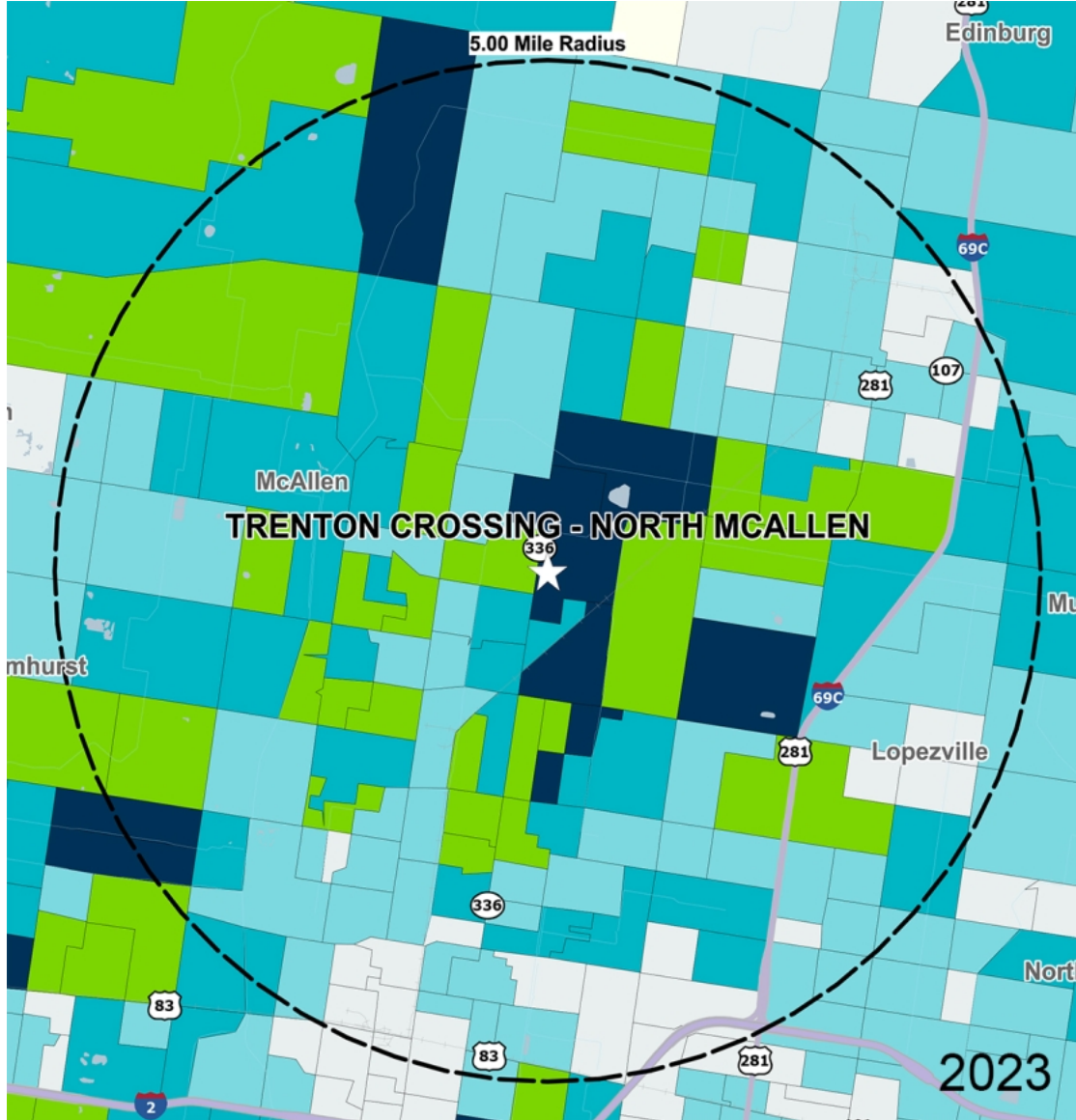


COMPETITION MAP

Ali Runkel

Leasing Representative | (713) 868-6550 | arunkel@kimcorealty.com





by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,335	95,336	237,457
Daytime Pop	12,195	103,917	319,109
Households	3,125	33,151	79,274
Average HH Income	\$127,935	\$99,305	\$81,841
Median HH Income	\$81,191	\$72,314	\$59,997
Per Capita Income	\$42,838	\$34,710	\$27,473

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

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



Trenton Crossing - North McAllen

N 10th St. & Trenton Rd., McAllen, TX



Ali Runkel

Leasing Representative

(713) 868-6550

arunkel@kimcorealty.com