



Trenton Crossing - North McAllen

McAllen, TX

McAllen-Edinburg-Mission (TX)

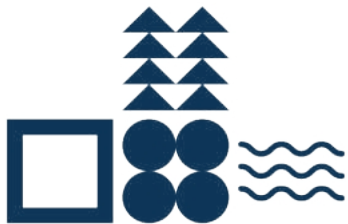


Ali Runkel
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AERIAL



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

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www.kimcorealty.com/118120



DENSITY AERIAL

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■ Available ■ Potentially Available ■ Non-Controlled



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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.

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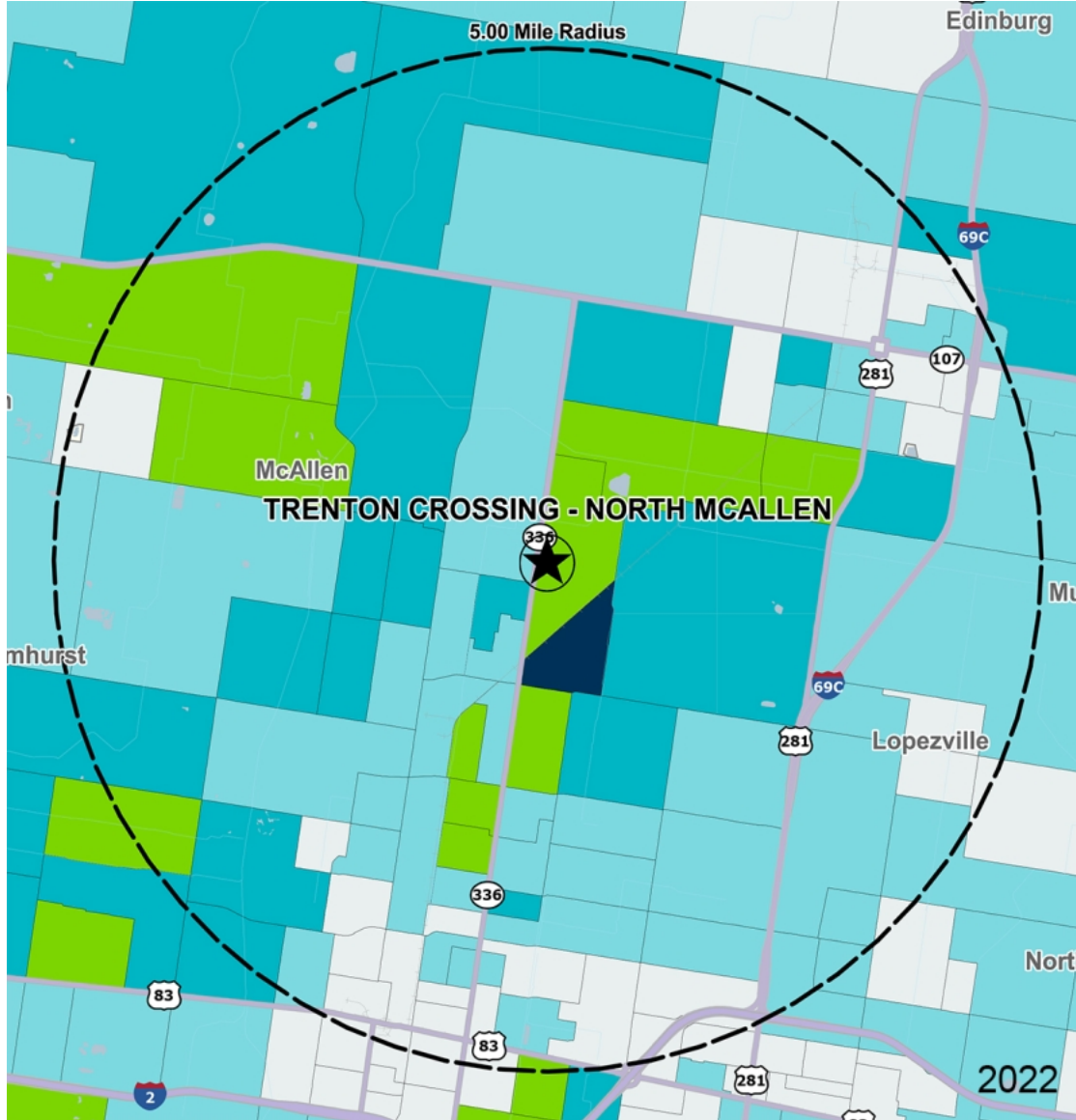


COMPETITION MAP

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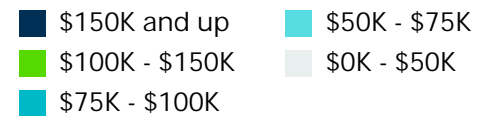
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,315	91,094	230,051
Daytime Pop	9,776	95,757	312,550
Households	3,010	29,901	71,597
Average HH Income	\$103,710	\$87,718	\$73,298
Median HH Income	\$64,749	\$65,660	\$54,034
Per Capita Income	\$33,526	\$28,873	\$22,958

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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



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