



Independence Plaza - Laredo

Laredo, TX
Laredo (TX)



Ali Runkel
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AERIAL



GROSS LEASABLE AREA (GLA)	347,339 SF
PARKING SPACES	1,898
PARKING RATIO	5.46 per 1,000 SF

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www.kimcorealty.com/120150



DENSITY AERIAL

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■ Potentially Available
 ■ Non-Controlled



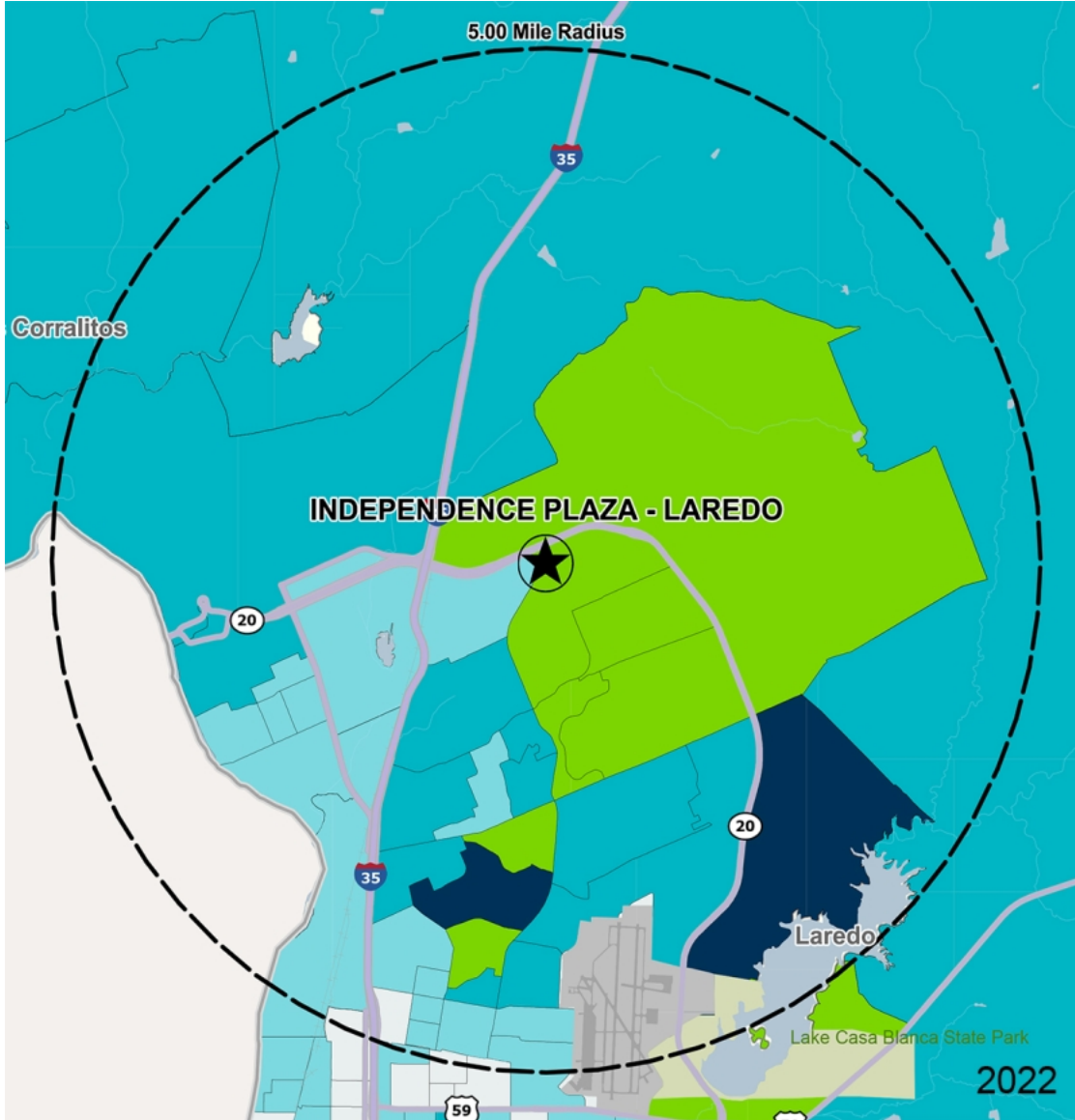
	TENANT	SQ FT
2	T Mobile	2,800
3	Wings to Go	1,800
4	Carne Asadas La Palma	2,070
5	Sports Clips	1,300
6	Klassiq Nails	1,300
7	Jersey Mike's Subs	1,400
8	TSO of Laredo	2,700
9	Petco	12,000
10	Ulta	10,075
11	5.11 Tactical	5,637
12	Oshkosh	2,800
13	Carter's	3,700
14	Ross Dress for Less	30,187
15	Hobby Lobby	55,000
16	TJ Maxx	26,800
17	HEB Plus	147,324
17A	HEB Plus	3,975
18	Fred Loya Insurance	1,268
19	Time Warner Cable	4,015
20	Doc-Aid	2,000
21	H&R Block	1,500
22	Sweetberry Frozen Yogurt	1,500
23	UPS Store	1,400
24	Pho Oi	2,000
25	Great American Cookie	1,230
26	Q Nails	1,290
27	Evolve Paint	2,000
28	Little Caesars	1,300
29	Firehouse Subs	1,967
30	Planet Dental	4,126
31	Chili's	5,873
32	Wells Fargo	5,002

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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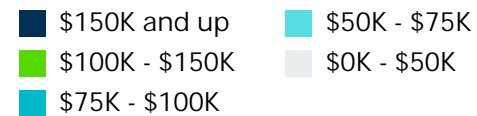
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	12,077	53,397	94,387
Daytime Pop	17,237	56,026	111,262
Households	3,541	15,538	27,368
Average HH Income	\$102,105	\$101,353	\$95,066
Median HH Income	\$88,807	\$84,285	\$74,703
Per Capita Income	\$29,938	\$29,607	\$27,877

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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Bob Bullock (Loop 20) & McPherson Rd., Laredo, TX



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