



# Market at Nolana

McAllen, TX

McAllen-Edinburg-Mission (TX)



**Ali Runkel**

Leasing Representative

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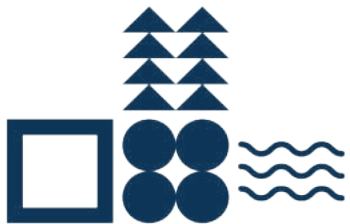




AERIAL

GROSS LEASABLE AREA (GLA)

41,138 SF



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[www.kimcorealty.com/120500](http://www.kimcorealty.com/120500)



DENSITY AERIAL

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■ Available ■ Non-Controlled



	TENANT	SQ FT
1	Smile Magic Dentistry	6,280
2	Available	1,350
3	Foxy Nails	1,219
4	Casa de Hilo	1,040
5	Pizza Patron	1,350
6	T-Mobile	4,000
7	Wendy's	2,800
8	Chase Bank	4,194
9	Paris Bakery	1,703
10	Available	1,307
11	Available	1,260
12	A-Max Auto Insurance	1,500
13	The UPS Store	1,260
14	Gorditas Dona Lula	1,500
15	The Microblading Studio	1,085
16	Exotic Berry Frozen Yogurt	1,234
17	Available	2,056
18	RGV Urgent Care	2,500
19	Tortilleria Carmelita	3,500
K2	Available	1.01 ac
K3	Available	0.96 ac
K4	Available	0.92 ac
K5	Available	0.86 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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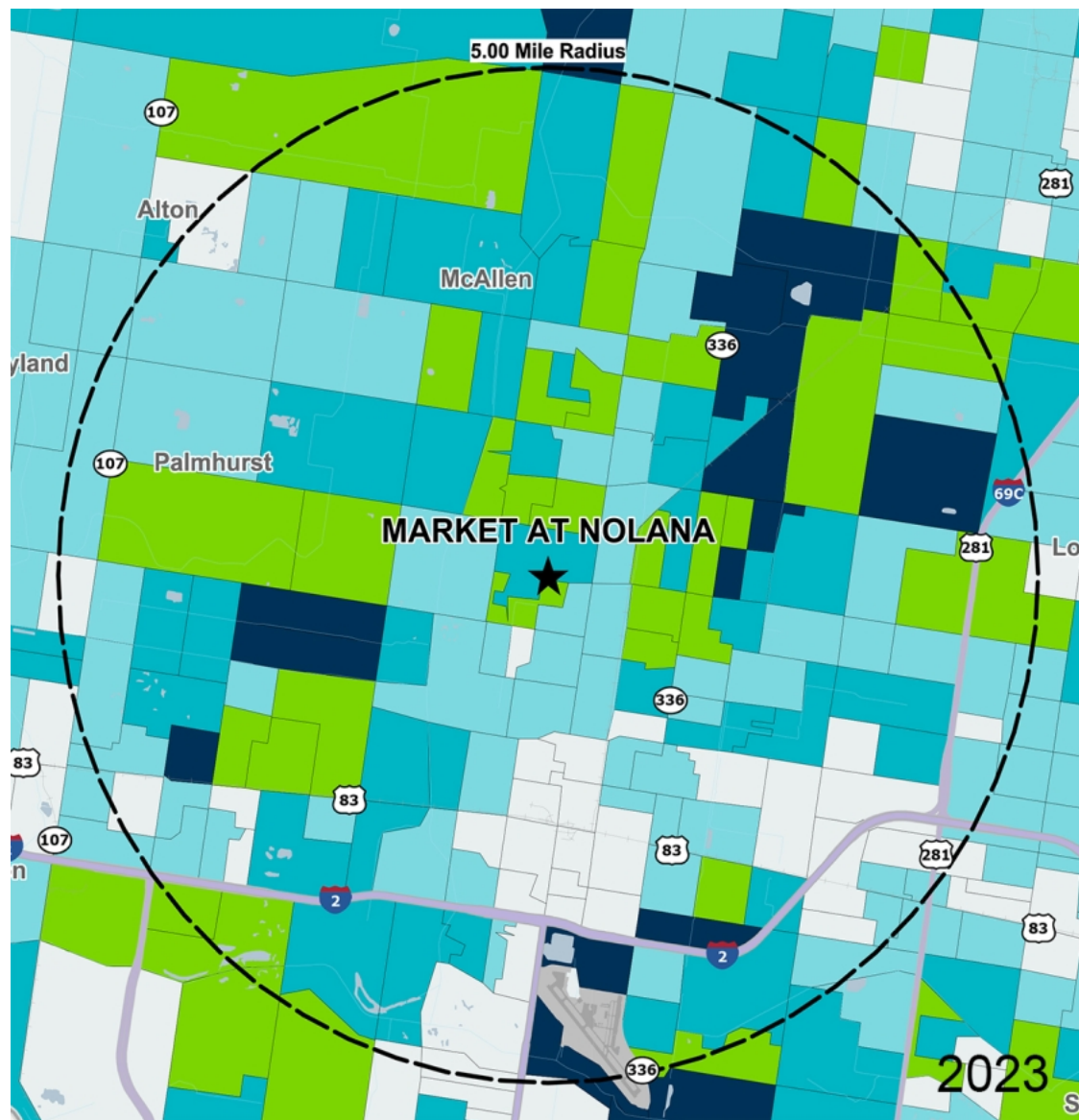


COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,141	109,912	224,680
Daytime Pop	18,235	153,868	301,385
Households	5,237	35,536	70,981
Average HH Income	\$63,694	\$76,912	\$75,118
Median HH Income	\$47,764	\$56,331	\$53,822
Per Capita Income	\$19,647	\$24,946	\$23,849

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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Nolana Loop & 29th St. Nolana, McAllen, TX



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