



# Market at Nolana

McAllen, TX

McAllen-Edinburg-Mission (TX)



**Megan Salinas**  
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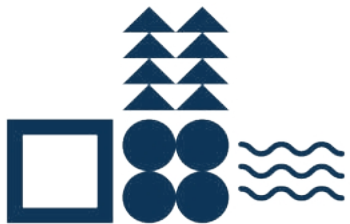




AERIAL

GROSS LEASABLE AREA (GLA)

41,138 SF



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DENSITY AERIAL



## Property Overview

The Market at Nolana is located at the intersection of 29th Street and W Nolana Avenue. This Walmart Super Center shadow anchored shopping center caters to traffic from nearby schools including Alonzo De Leon Middle School and Castaneda & McAuliffe Elementary Schools. Busy nearby McAllen Sports Park, with practice fields, tennis courts, a basketball court and playground is home to numerous community and special events including the annual McAllen Marathon.

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Available Non-Controlled



	TENANT	SQ FT
1	Smile Magic Dentistry	6,280
2	Cavemen Barber Shop	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
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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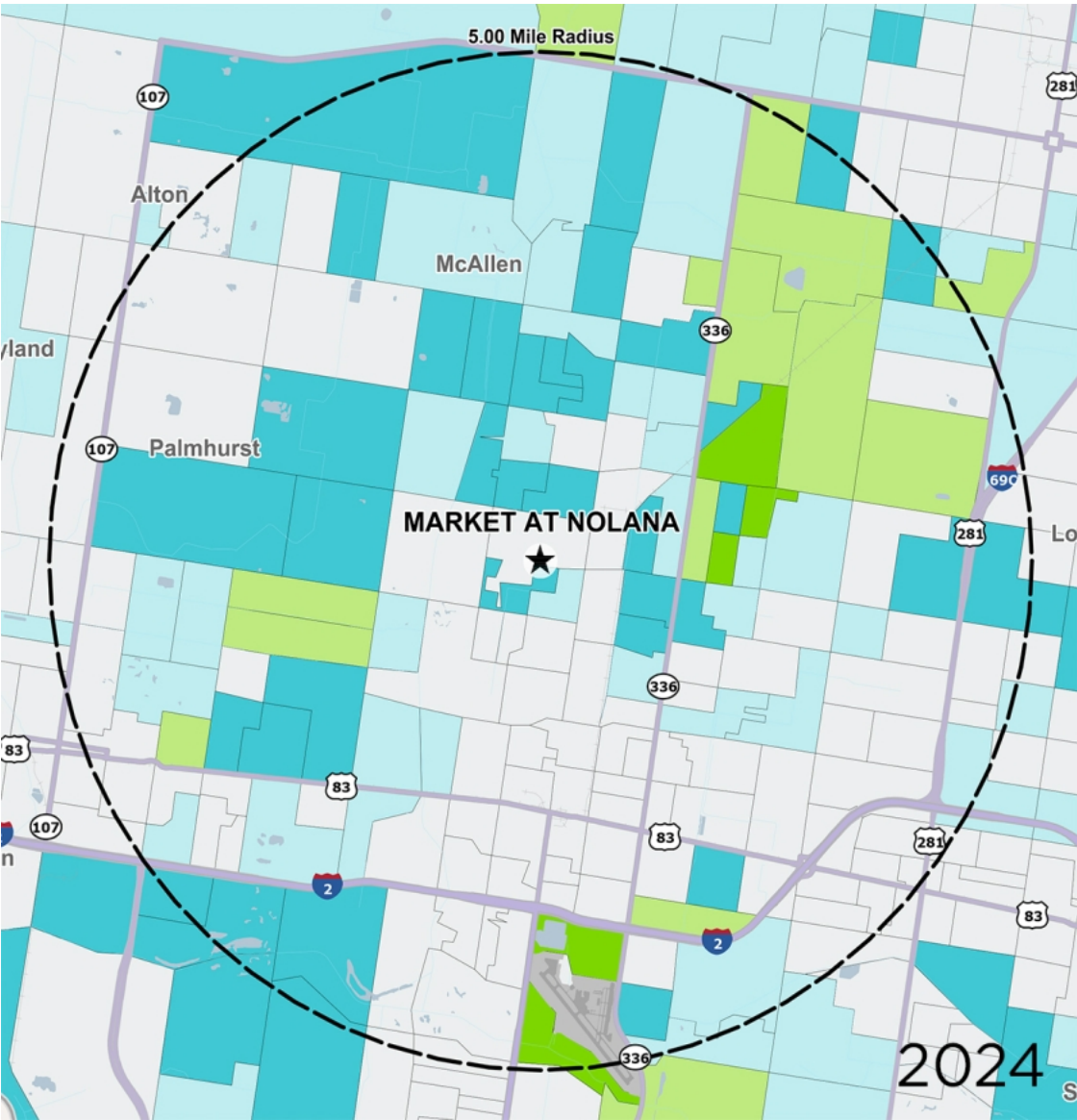
COMPETITION MAP

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by Block Group

## Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	16,321	109,605	230,253
Daytime Pop	17,096	154,244	316,713
Households	5,395	37,931	77,906
Average HH Income	\$74,621	\$91,967	\$89,774
Median HH Income	\$56,213	\$66,105	\$63,703
Per Capita Income	\$24,756	\$31,894	\$30,531

## Average Household Income

Popstats, 4Q 2024, Trade Area Systems

\$300K and up	\$100K - \$150K
\$200K - \$300K	\$75K - \$100K
\$150K - \$200K	< \$75K



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



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