



Northcross S.C.

McAllen, TX

McAllen-Edinburg-Mission (TX)

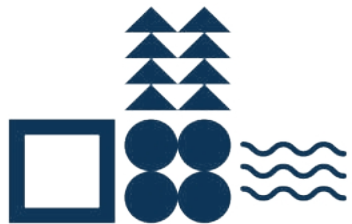


Ali Runkel
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AERIAL



GROSS LEASABLE AREA (GLA)

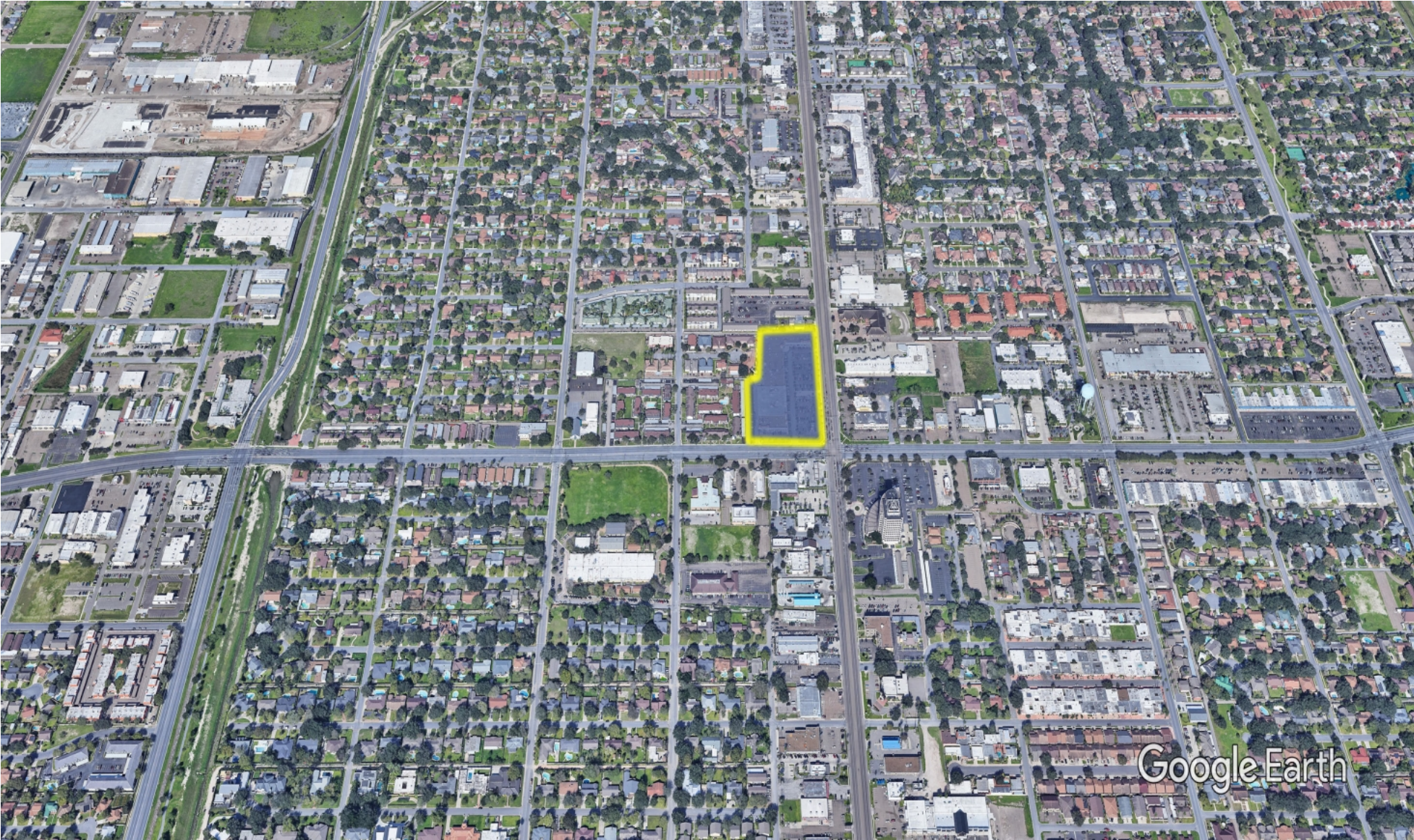
75,065 SF

PARKING SPACES

298

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DENSITY AERIAL

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Available



TENANT	SQ FT
1 Cowboy Chicken	3,250
2 The Vitamin Shoppe	4,000
3 Elements Therapeutic Massage	2,427
4 Barnes & Noble	24,864
5 Rally Credit Union	4,000
6 Amazing Lash Studio	2,000
7 Corner Bakery Cafe	6,248
8 Breadsmith	2,730
9 Available	3,120
10 Cold Fit Cryo Spa	1,200
11 Todo Empanadas	1,200
12 Fajas Colombianas Kate B.	1,500
13 Available	2,100
14 Available	6,250
15 B's in a Pod	1,238
16 Available	1,238
17 Available	1,100
18 Available	1,300
19 Senan K. Ziadeh, DDS, PLLC	3,000
20 Earth Born Market	2,000

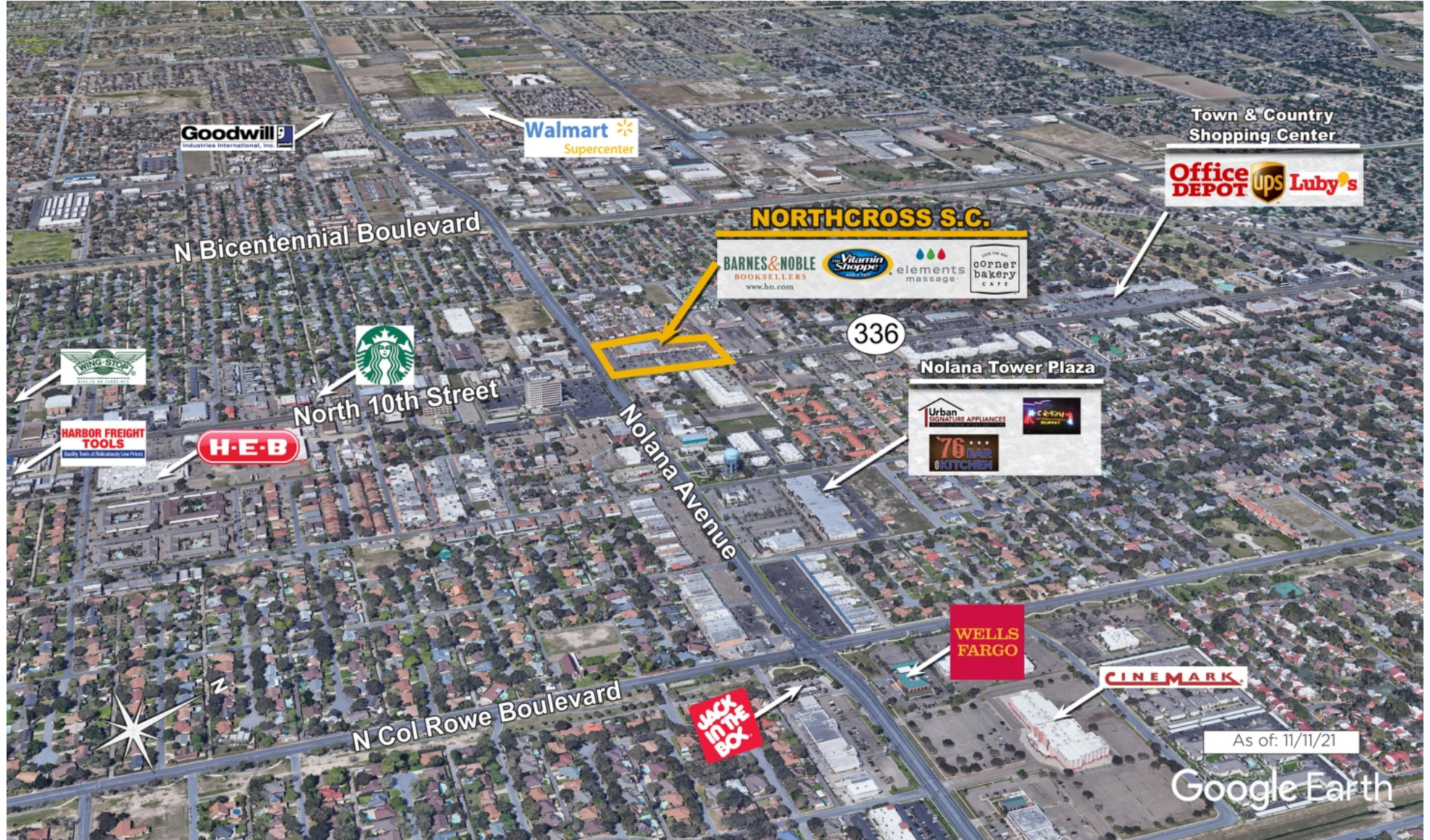


Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, 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.

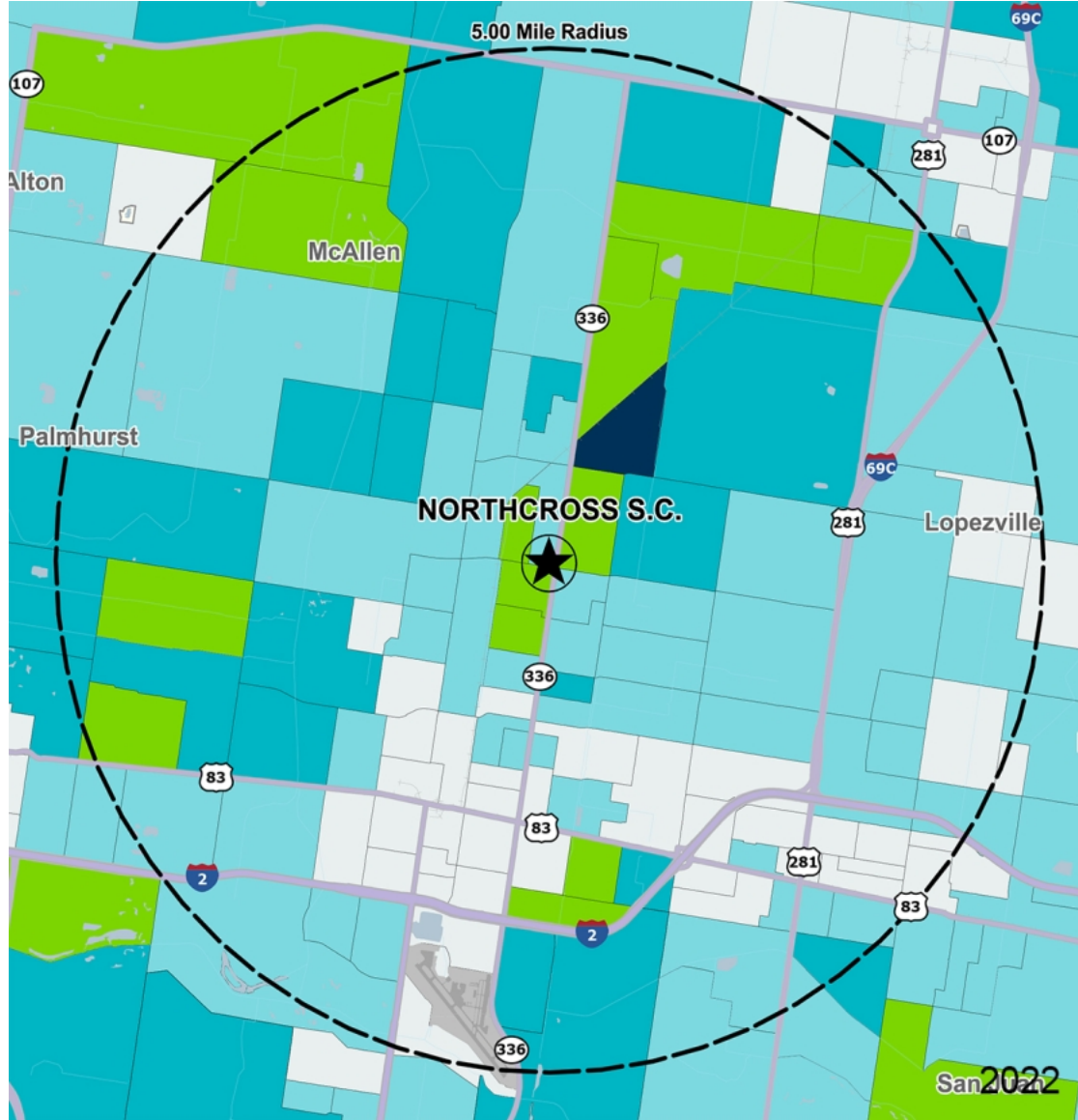
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COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	15,522	110,869	243,574
Daytime Pop	20,895	171,439	311,446
Households	5,902	36,031	76,190
Average HH Income	\$86,931	\$73,252	\$73,054
Median HH Income	\$65,629	\$53,912	\$52,593
Per Capita Income	\$33,079	\$23,910	\$22,977

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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W Nolana Ave. & N 10th St., McAllen, TX



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