



Northcross S.C.

McAllen, TX

McAllen-Edinburg-Mission (TX)

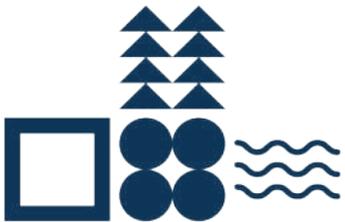


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AERIAL



GROSS LEASABLE AREA (GLA)

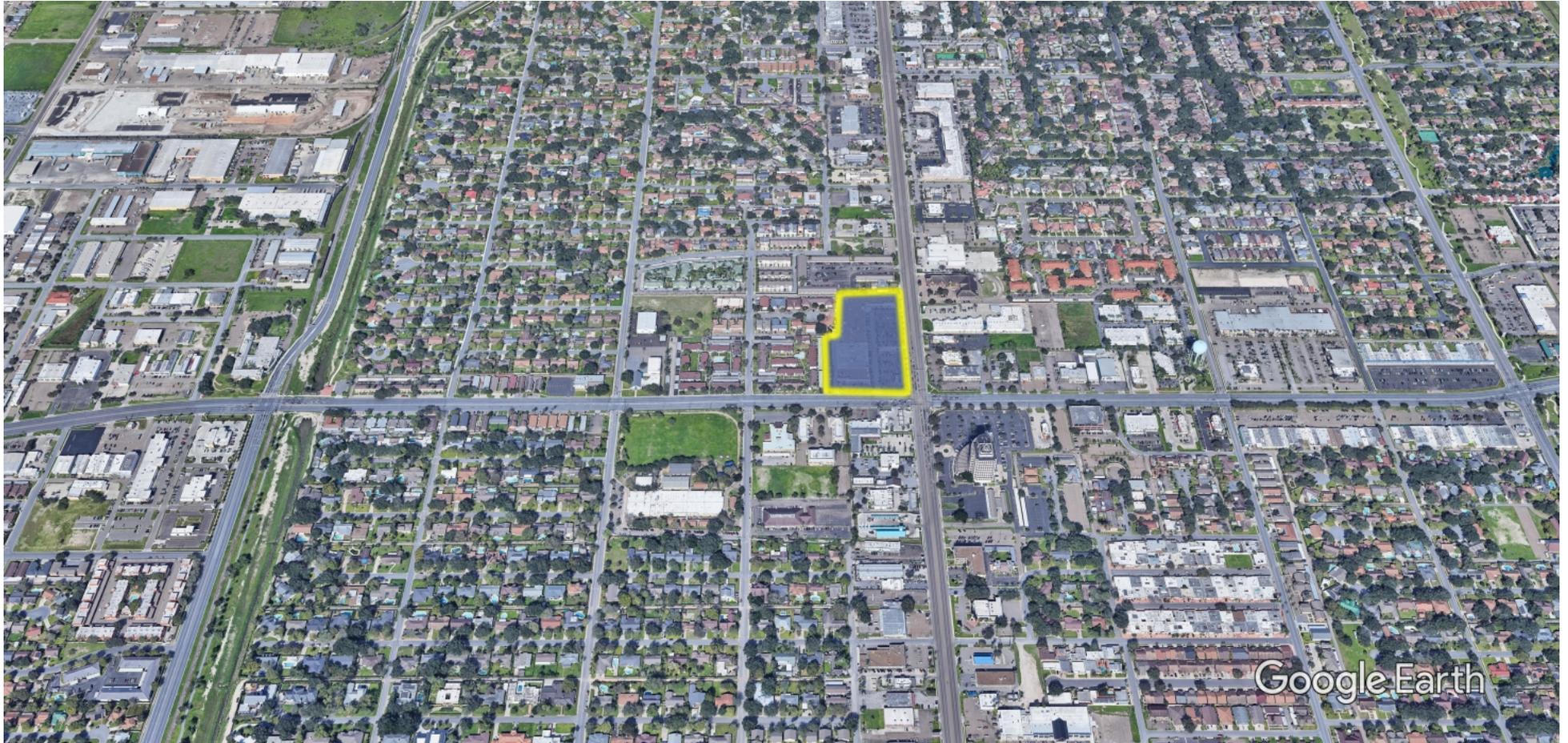
74,765 SF

PARKING SPACES

298

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DENSITY AERIAL



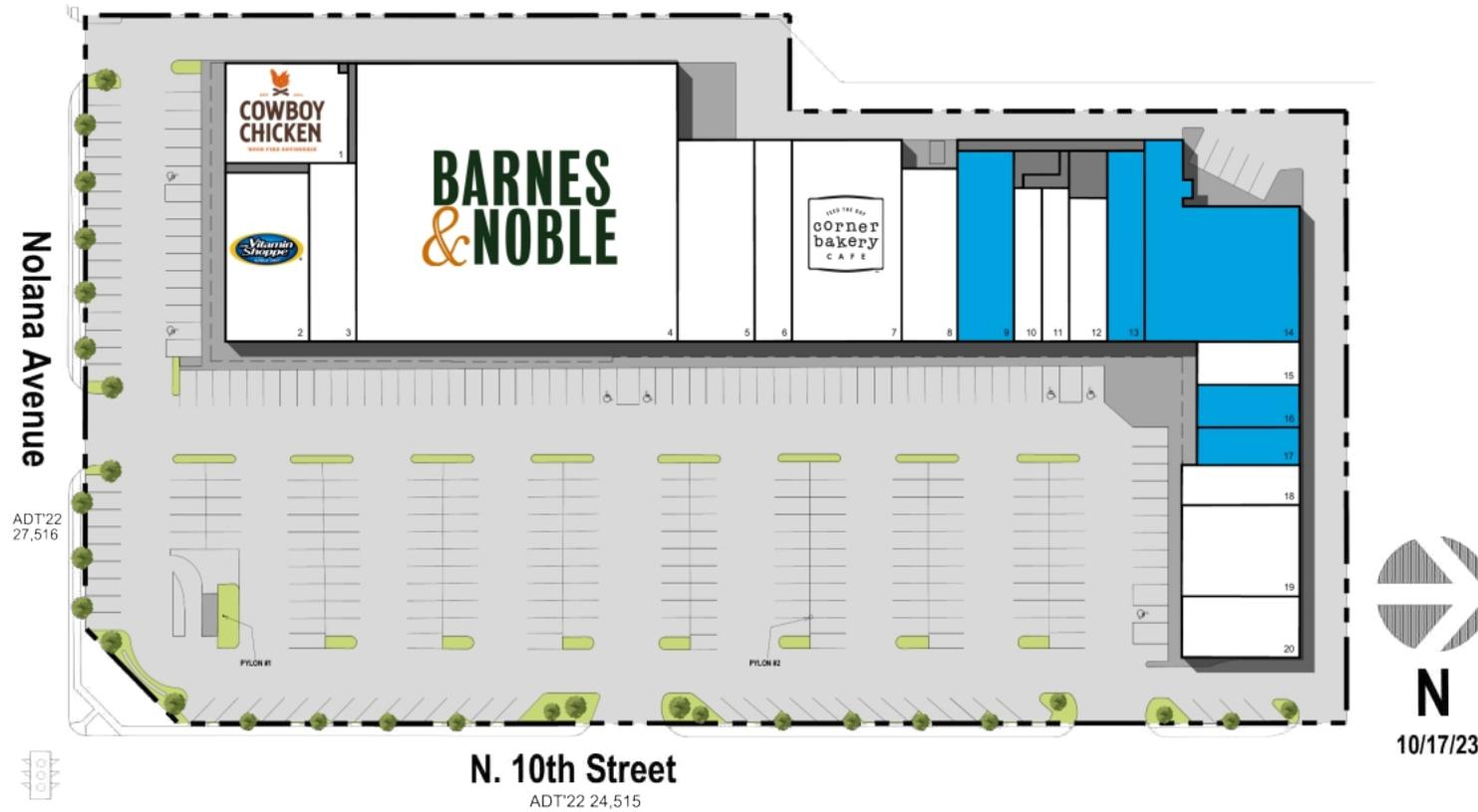
Property Overview

Stylishly designed, Northcross Shopping Center sits in the heart of the Rio Grande Valley's largest affluent community. Strategically located on North 10th Street, the center offers exposure to some of the Valley's highest non-freeway traffic counts. Tenants enjoy substantial shopping by Mexican nationals from across the border.

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Available

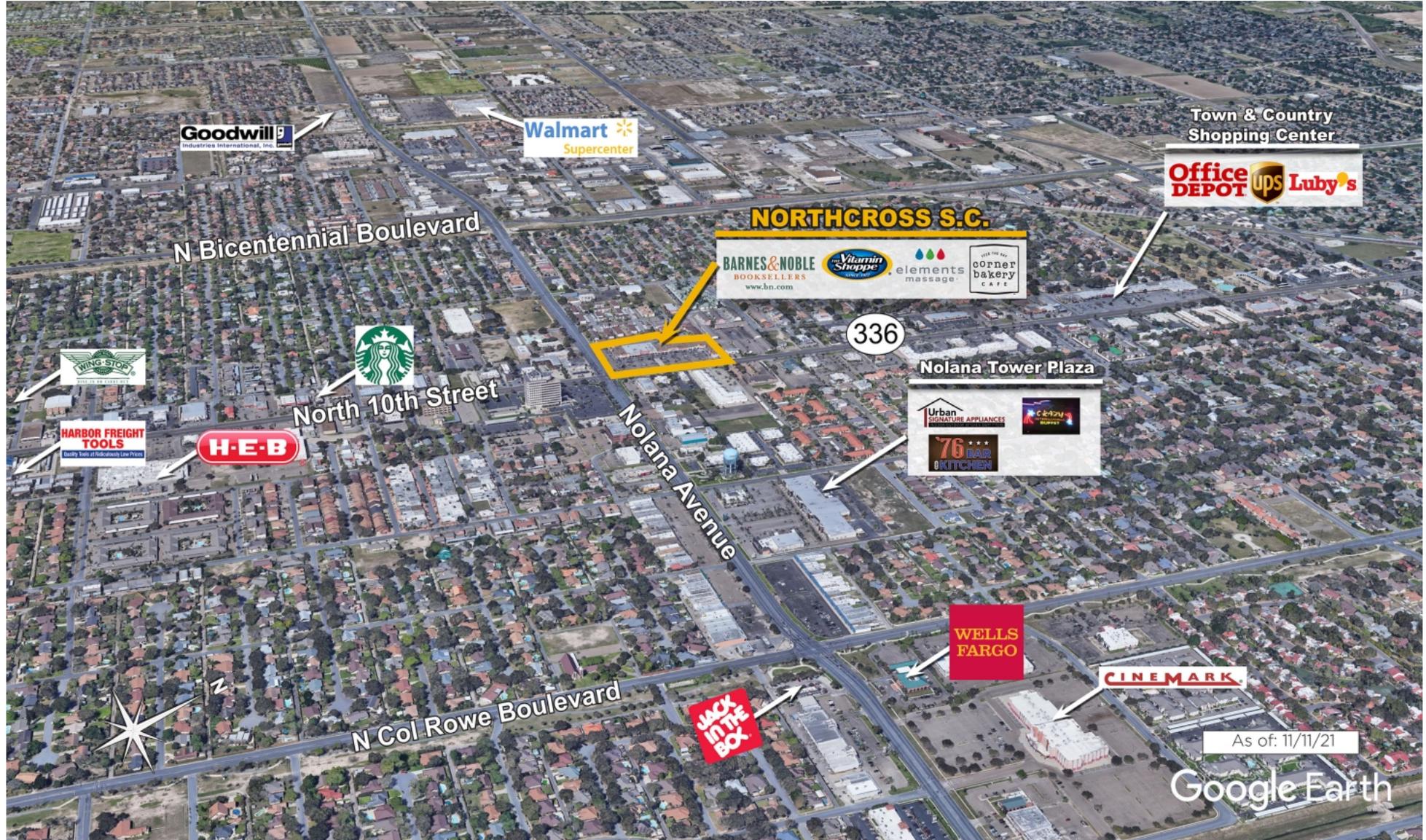


	TENANT	SQ FT
1	Cowboy Chicken	3,250
2	The Vitamin Shoppe	4,000
3	Elements Therapeutic Massage	2,427
4	Barnes & Noble	24,864
5	Rally Credit Union	4,000
6	Amazing Lash Studio	2,000
7	Corner Bakery Cafe	6,248
8	Breadsmith	2,730
9	Available	3,120
10	Cold Fit Cryo Spa	1,200
11	Todo Empanadas	1,200
12	Fajas 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	Little Caesars	1,300
19	Senan K. Ziadeh, DDS, PLLC	3,000
20	Earth Born Market	2,000

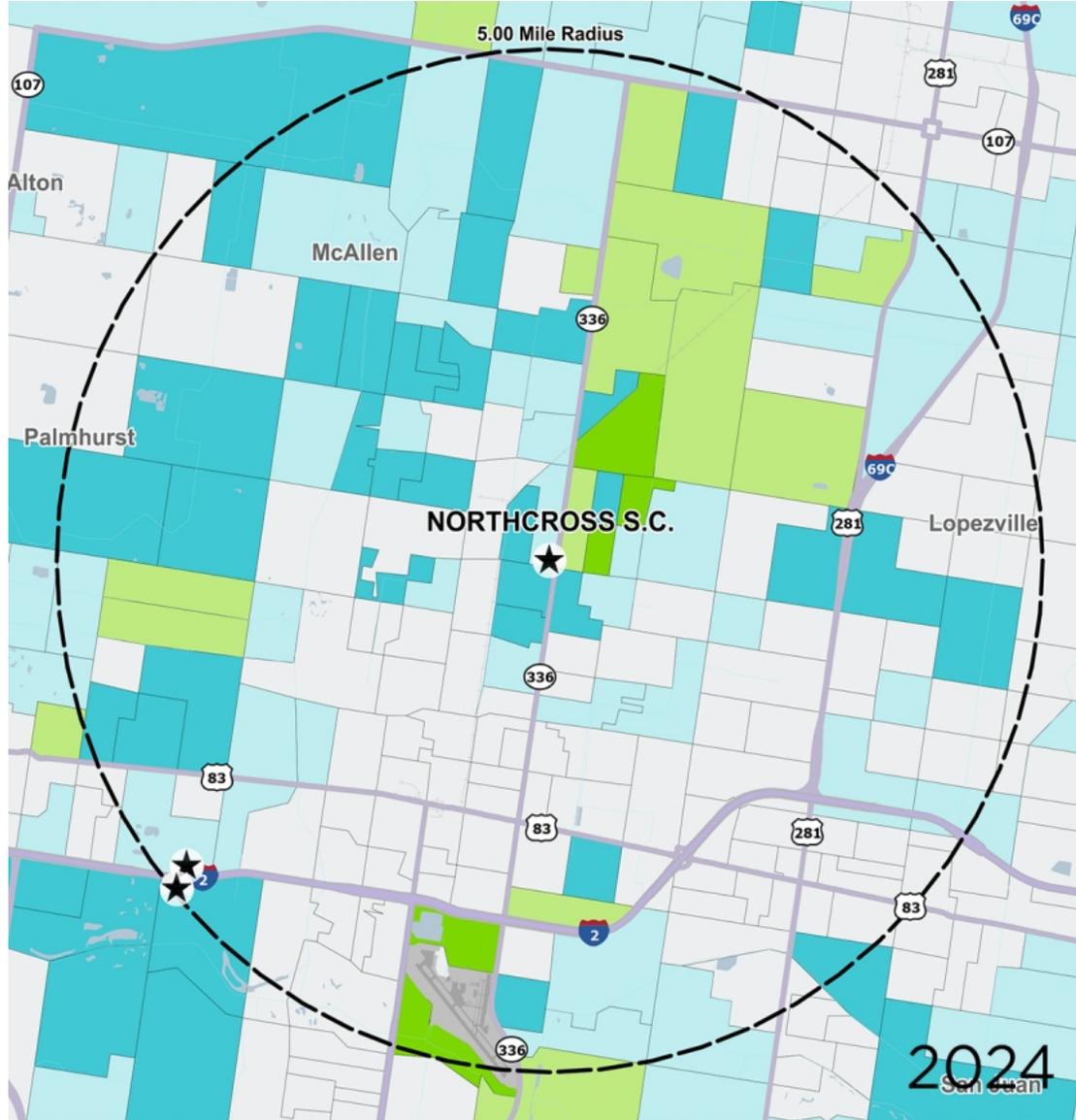
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants,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



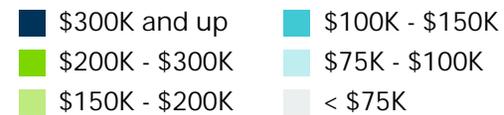
by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	15,438	111,110	251,655
Daytime Pop	20,946	174,981	330,687
Households	6,188	38,827	84,481
Average HH Income	\$102,685	\$87,792	\$87,805
Median HH Income	\$74,352	\$63,247	\$62,066
Per Capita Income	\$41,160	\$30,829	\$29,641

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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



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