



# McAllen Center

McAllen, TX

McAllen-Edinburg-Mission (TX)



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AERIAL



GROSS LEASABLE AREA (GLA)	103,781 SF
PARKING SPACES	454



DENSITY AERIAL



## Property Overview

Situated just north of Expressway 83 (I-2), this shopping destination provides excellent exposure and access to heavily-traveled S 10th Street, a leading retail avenue in McAllen. This center is located only one mile from the airport in a densely populated area and serves the local community and Mexican Shoppers.

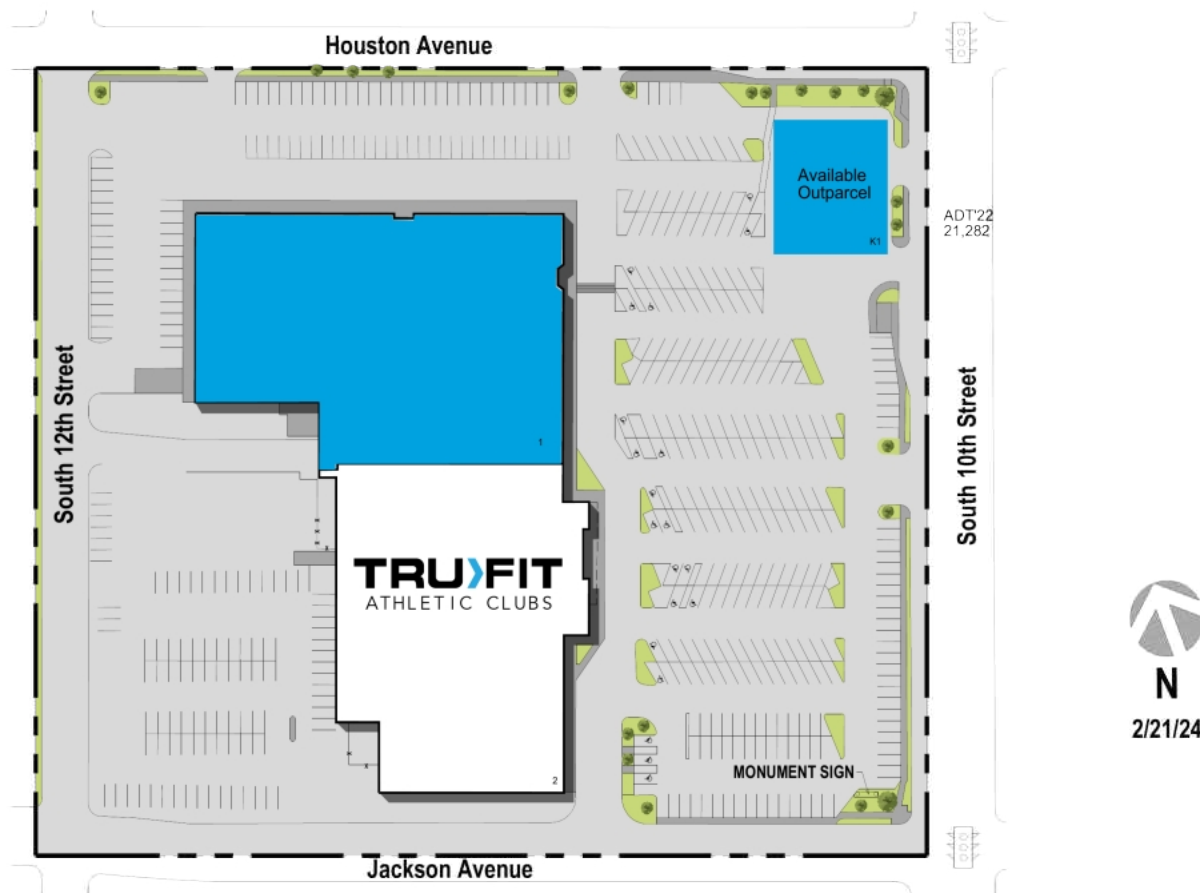
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Available

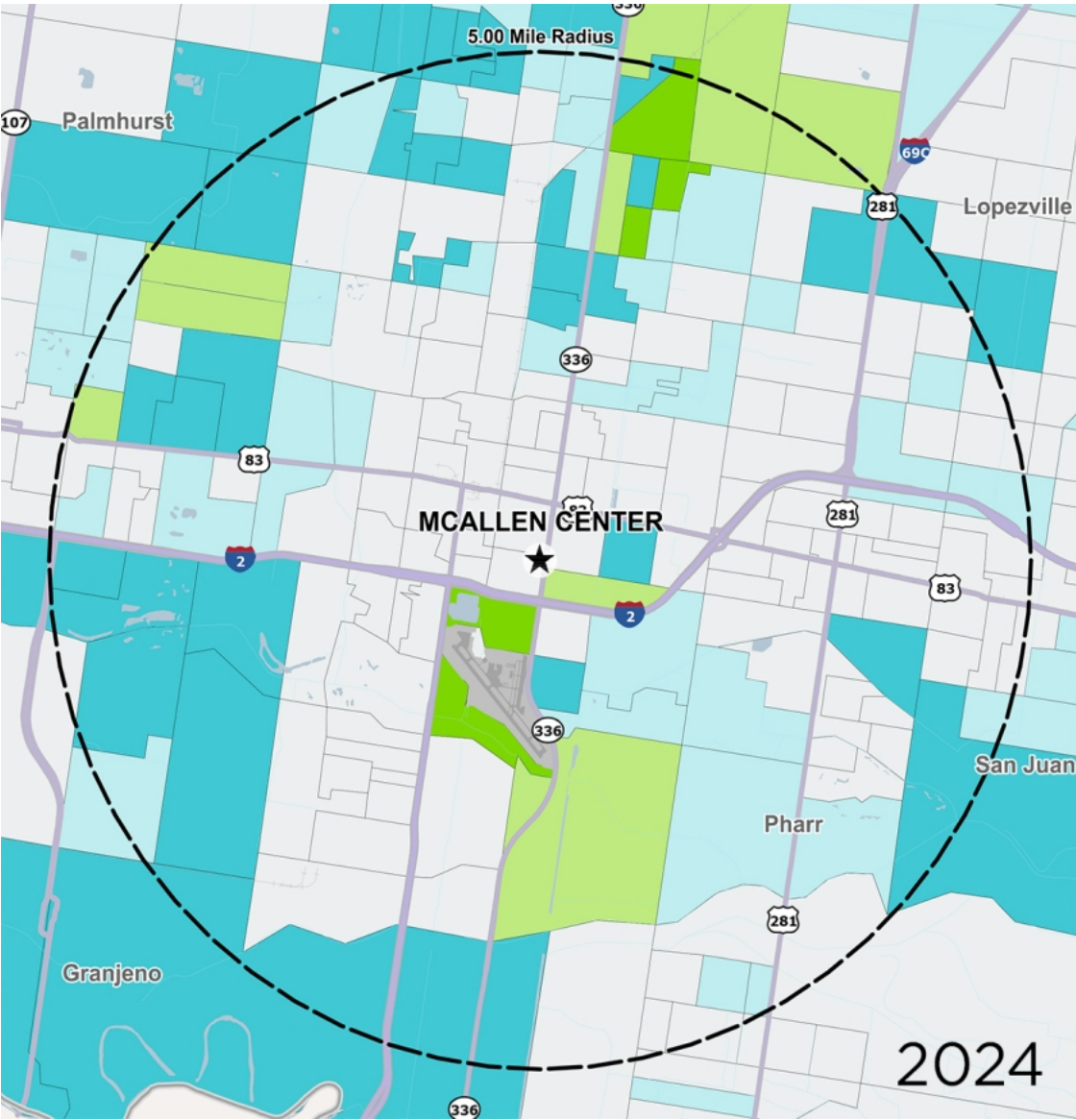
	TENANT	SQ FT
1	Available	55,000
2	TruFit Athletic Club	48,631
K1	Available	2,000



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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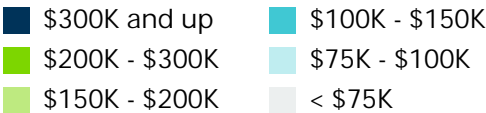
by Block Group

## Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,164	89,838	229,364
Daytime Pop	26,987	148,840	302,445
Households	3,841	31,593	76,512
Average HH Income	\$71,195	\$69,425	\$83,114
Median HH Income	\$39,318	\$49,242	\$59,053
Per Capita Income	\$27,407	\$24,630	\$27,864

## Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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S 10th St. & Jackson Ave., McAllen, TX



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