

FOR LEASE

NEC Corner of HWY 281 & Canton Rd. Edinburg, Texas



Details:

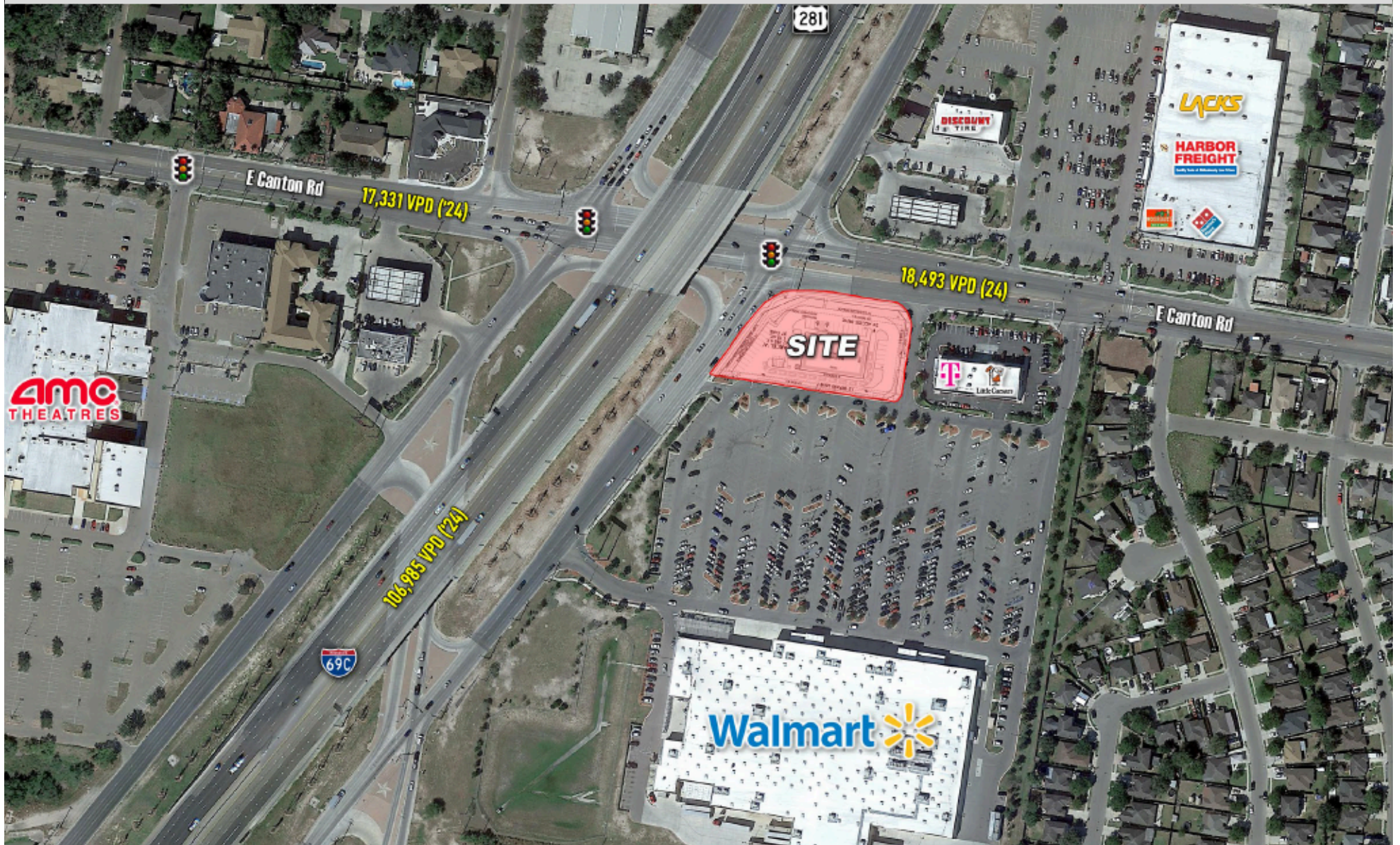
- Thriving North-McAllen Submarket-excellent visibility off HWY 281
- Anchored to one of the top-performing Walmart stores: 99th percentile nationally in customer visitations(Placer.AI 2024)
- Area major retailers: AMC Theater, JC Penny, Petco, Burlington, TJ Maxx, Ross, Academy, Burkes Outlet and Ulta
- Abundant new gated, single-family residential developments along Canton Rd.

Demographics:	1 Mile	3 Mile	5 Mile
2025 Population	10,450	78,230	205,319
Daytime Pop.	9,842	86,155	207,507
Avg. HH Income	\$86,642	\$84,294	\$82,325

Traffic Counts:	
US Hwy 281/69C:	106,985 VPD
East Canton Rd:	18,493 VPD

AERIAL VIEW

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TRADE AREA

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