

RETAIL PROPERTY FOR LEASE

2ND GEN RESTAURANT SPACE

400 W NOLANA AVE.

MCALLEN, TX 78504



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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PROPERTY OVERVIEW



Discover the exhilarating opportunity to lease this sensational 8,139 SQ FT Turn-Key 2nd Generation restaurant! Located along Nolana Ave., this prime location boasts high traffic and unparalleled visibility. As the sun sets, immerse yourself in the electrifying atmosphere of this plaza, alive with vibrant nightlife! Don't miss out on the chance to be part of this dynamic experience!

HIGHLIGHTS

- Near numerous well-established restaurants, retail, and professional businesses
- 33,000 VPD on Nolana Ave
- High Visibility
- High Traffic Intersection
- Tenant is responsible for electricity and water

Lease Information

Base Rent	\$18.00 psf/year
NNN	\$4.80
Total Amount (Year One):	\$12,208.50 (Base Rent) + \$3,255.60 (NNN) = \$15,464.10

Property Specifications

Building Size	±8,139 SF
Parking Spaces	200
Zoning	C-3 General Business

Traffic Count

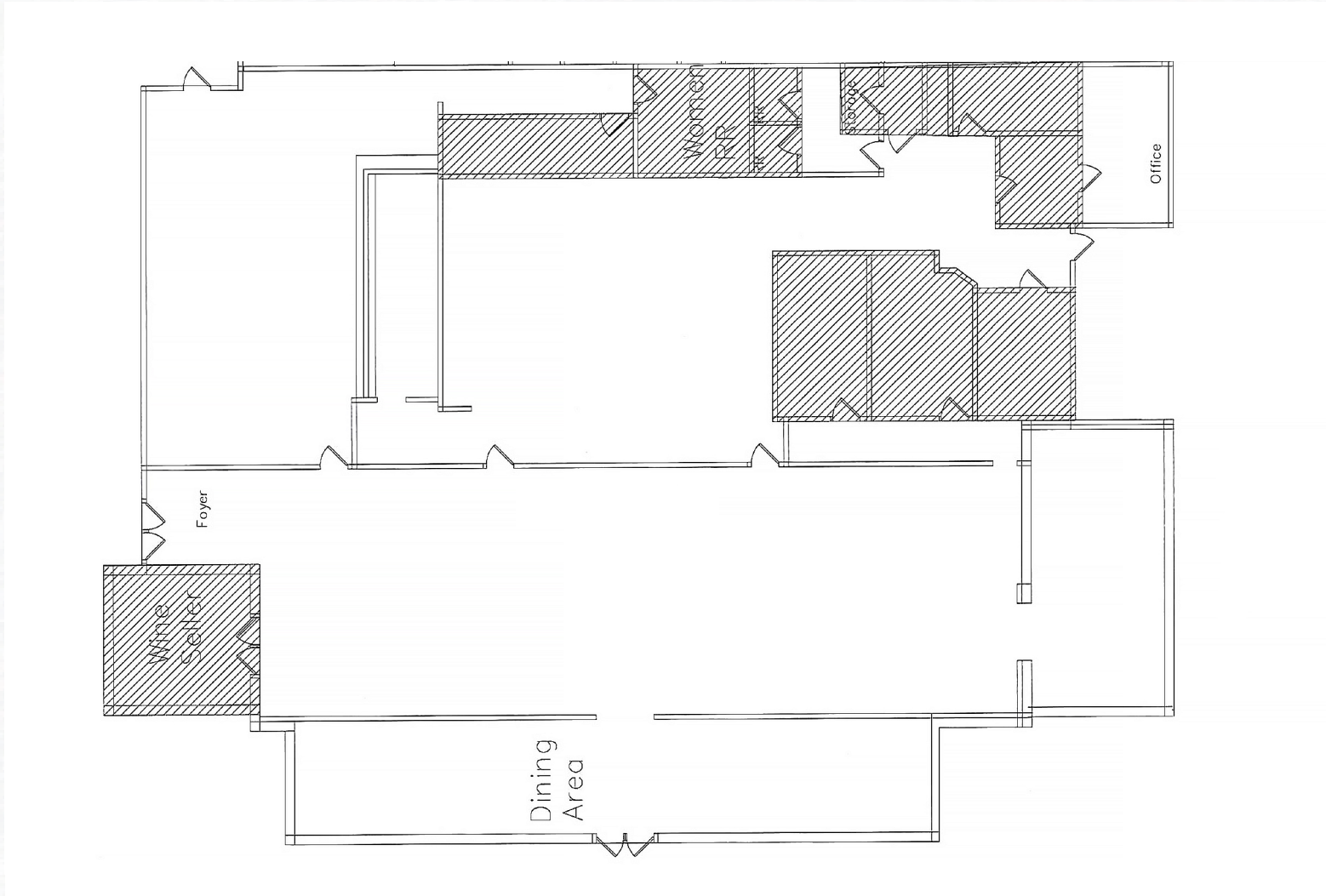
Nolana Ave	33,542 Vehicles per Day
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Basic Demographics

2026	3 mile	5 mile	10 mile
Total Population	11,354	93,910	215,725
Total Households	144,380	129,768	117,114
Avg. HH Income	\$71,419	\$59,088	\$57,119

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BUILDING FLOOR PLAN



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AERIALS



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AERIAL MAP



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