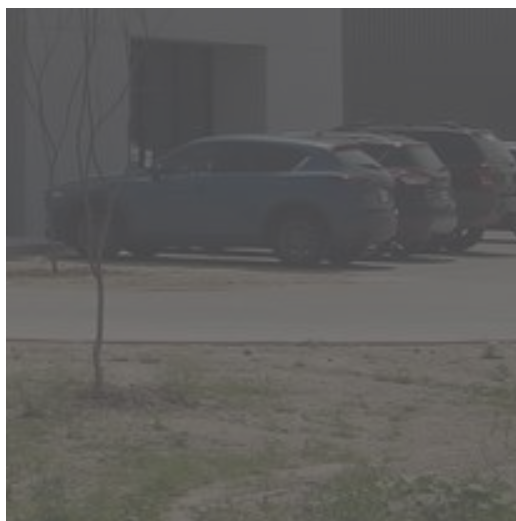


RETAIL PROPERTY FOR LEASE

PLANET FITNESS PLAZA



Join PLANET FITNESS at their NEW location coming online 1QTR25! 20,000 sf available for lease with vanilla-shell units of 4,500 sf end cap, 3,000 sf and 1,500 sf. Bay Depth is 60' with 25' front foot per unit. Excellent Retail Location with proximity to Hobby Lobby, Ross Dress for Less, WalMart, Target and many more. Development offers ample parking and space on Pylon Sign for advertising.



FOR LEASE PLANET FITNESS PLAZA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Price / SF:	\$26.00 NNN
NNN Expenses:	\$5.00 psf
Available SF:	1,500 - 20,000 SF
Lot Size:	4.71 Acres
Number of Units:	10
Year Built:	2024
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

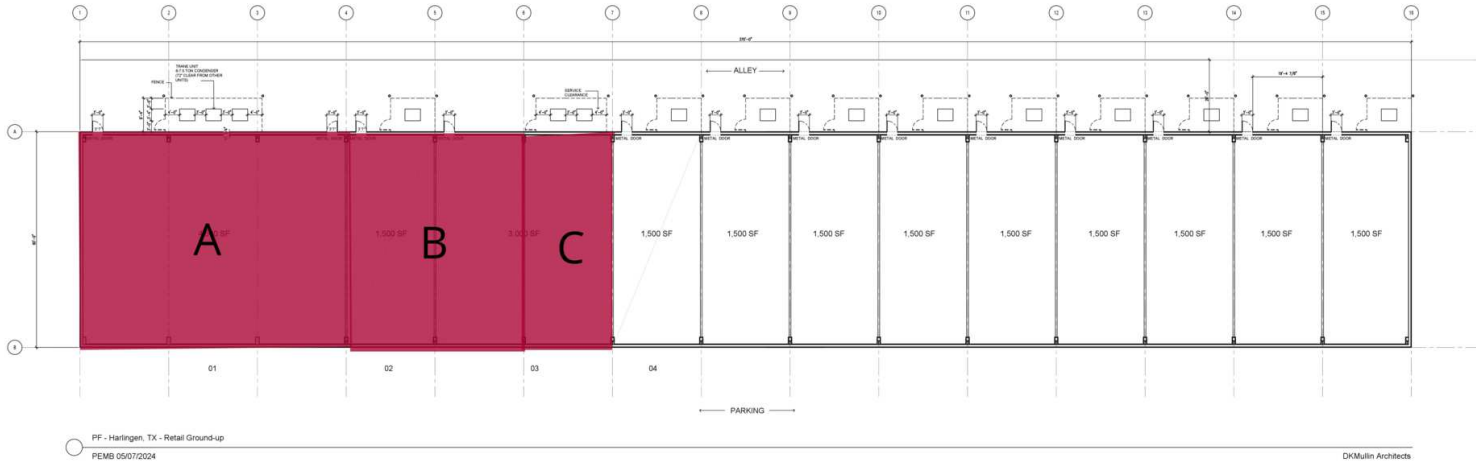
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PROPERTY HIGHLIGHTS

- Located in Harlingen Retail District
- 1/2 Mile from Interstate 2
- New Construction
- High Traffic Retail Corridor
- Steady Foot Traffic

FOR LEASE PLANET FITNESS PLAZA

LEASE SPACES



LEASE INFORMATION

Lease Type:	\$24.00 NNN
Total Space:	1,500 - 20,000 SF

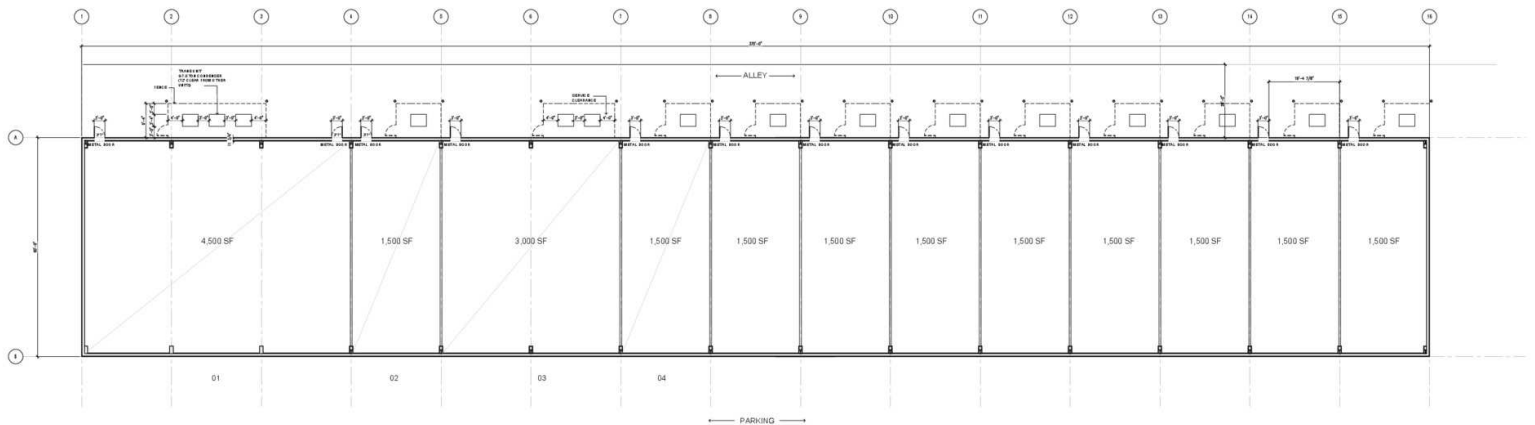
Lease Term:	60 months
Lease Rate:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suites 1 - 4	Available	6,000 - 20,000 SF	[\$5.00 psf}	\$26.00 SF/yr	Located on the End Cap, this unit comes with High Visibility on Dixieland Road and Lincoln Avenue.
Suite 5	Available	3,000 - 20,000 SF	[\$5.00 psf]	\$26.00 SF/yr	Ideal for Retail or Medical Use
Suite 6	Available	1,500 - 20,000 SF	[\$5.00 psf]	\$26.00 SF/yr	-

FOR LEASE PLANET FITNESS PLAZA

SITE PLAN



PF - Harlingen, TX - Retail Ground-up
PEMB 05/07/2024

DMullin Architects

FOR LEASE
PLANET FITNESS PLAZA

AERIAL MAP



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



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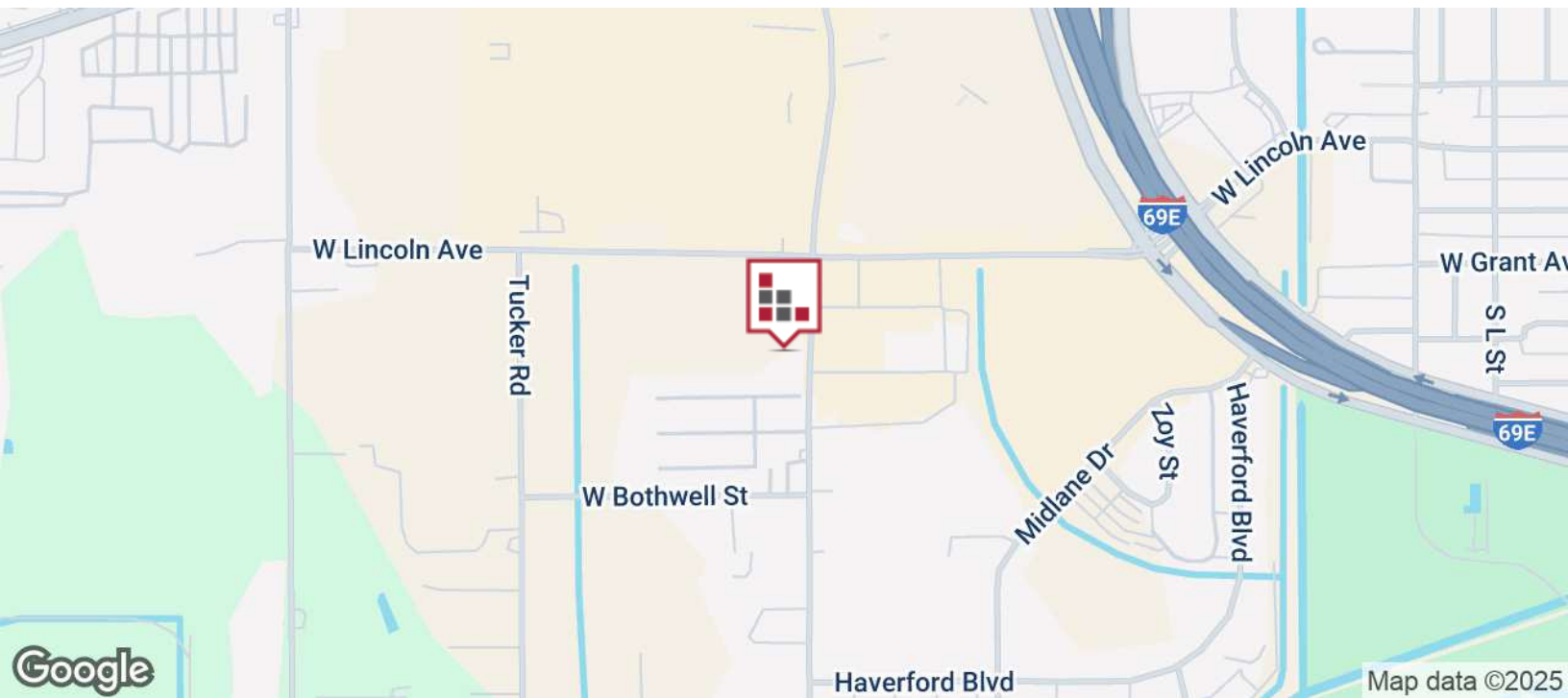
FOR LEASE PLANET FITNESS PLAZA

RETAILER MAP



FOR LEASE
PLANET FITNESS PLAZA

LOCATION MAP



FOR LEASE PLANET FITNESS PLAZA

DEMOGRAPHICS MAP



POPULATION

	3 MILES	5 MILES	10 MILES
Total population	50,850	99,004	153,855
Median age	38	38	38
Median age (Male)	37	37	37
Median age (Female)	40	39	39

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	17,743	34,630	51,652
# of persons per HH	2.9	2.9	3
Average HH income	\$70,378	\$75,490	\$72,504
Average house value	\$140,457	\$152,672	\$144,701

ETHNICITY (%)

	3 MILES	5 MILES	10 MILES
Hispanic	86.3%	84.0%	87.1%

RACE (%)

	3 MILES	5 MILES	10 MILES
White	44.0%	43.6%	41.8%
Black	1.0%	1.1%	0.9%
Asian	0.8%	0.9%	0.7%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.7%	0.7%	0.6%
Other	16.8%	16.1%	17.2%

* Demographic data derived from 2020 ACS - US Census