

# Kingdom Plaza



**YOUR PREMIER RETAIL DESTINATION IN SOUTH MCALLEN, TEXAS**

**6401 S 23RD ST, MCALLEN, TX 78503**

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## WHY LEASE AT KINGDOM PLAZA?

- PRIME CORNER NEAR THE **PRODUCE MARKET**
- 50,000+ VEHICLES DAILY TRAFFIC COUNT
- SPACES FROM 1,000 SQ.FT. TO 4,000 SQ.FT. COMBINED
- AMPLE PARKING & HIGH-SPEED INTERNET
- ON-SITE PROPERTY MANAGEMENT
- **LANDLORD WILL COVER NECESSARY IMPROVEMENTS.**

**THE PERFECT SPOT FOR  
YOUR BUSINESS!**

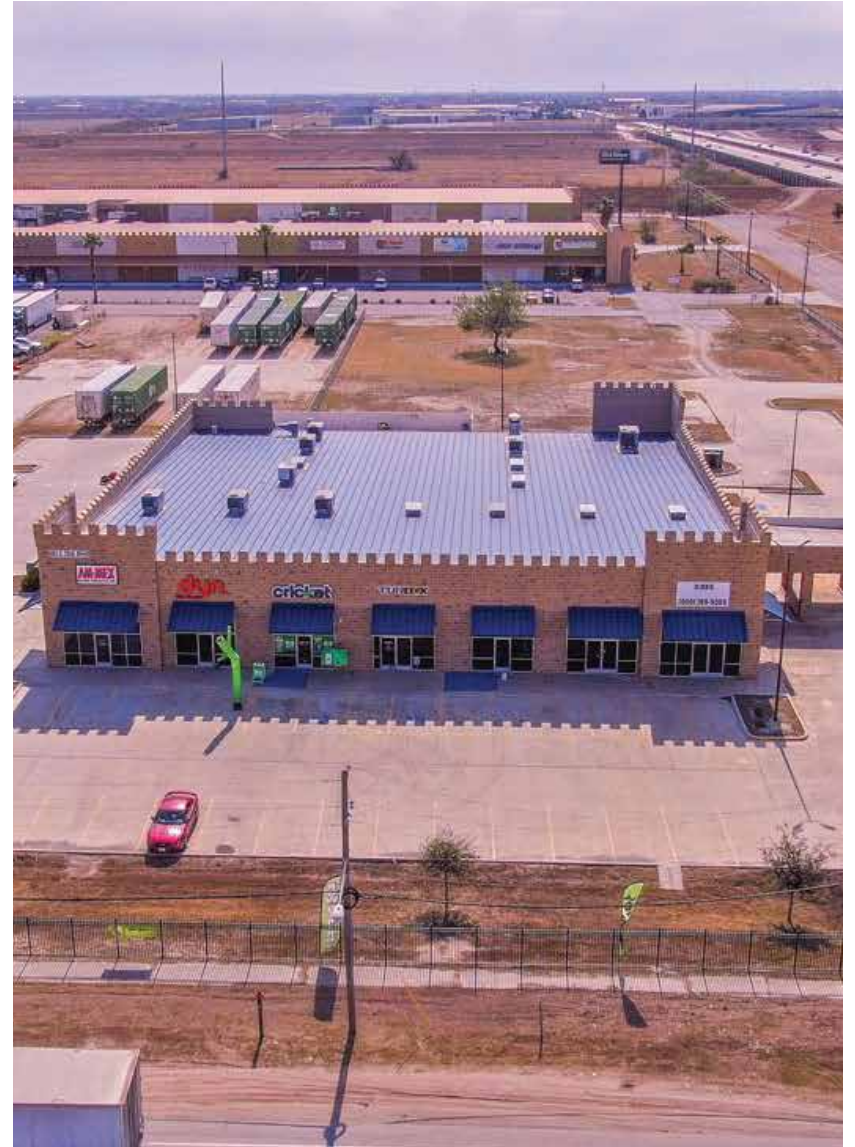


**W MILITARY HWY**

2

Kingdom Plaza

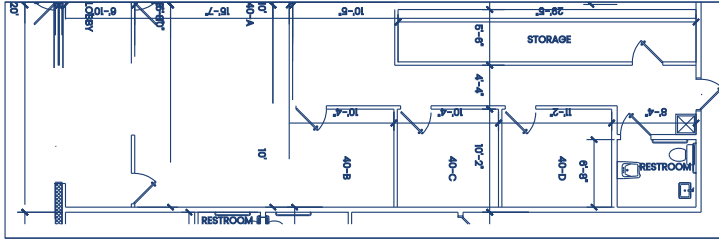






**SUITE FLOOR PLAN**

**40**

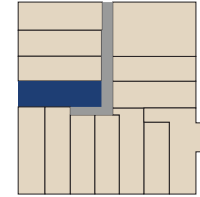


SQ FT

**1,346**

RATE/SQ FT

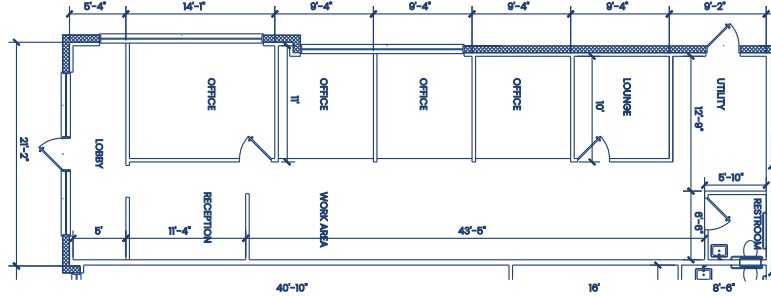
**\$1.60**



STATUS

**AVAILABLE**

**50**

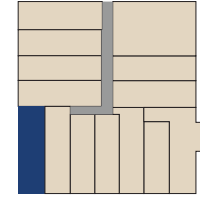


SQ FT

**1,396**

RATE/SQ FT

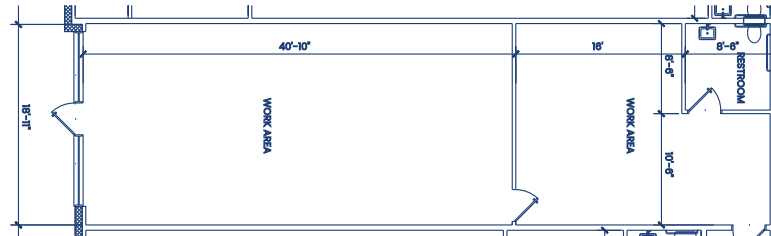
**\$1.80**



STATUS

**AVAILABLE**

**60**

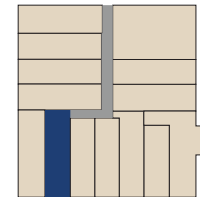


SQ FT

**1,353**

RATE/SQ FT

**\$1.80**



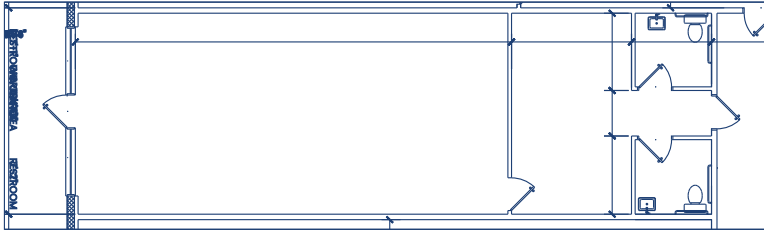
STATUS

**AVAILABLE**

**\*\* LANDLORD COVERS NECESSARY IMPROVEMENTS \*\***

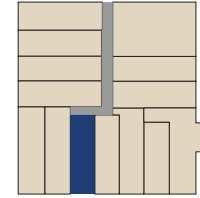
**SUITE FLOOR PLAN**

**70**

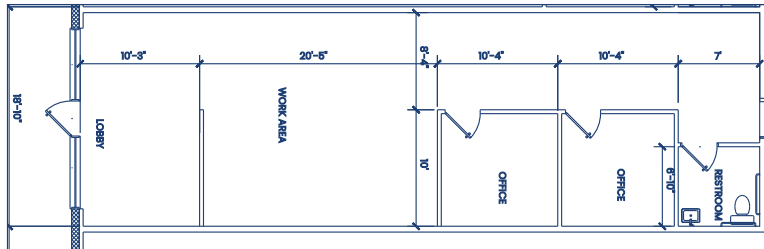


SQ FT  
**1,186**

**LEASED  
WIRELESS  
COMPANY**



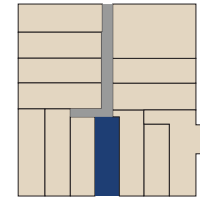
**80**



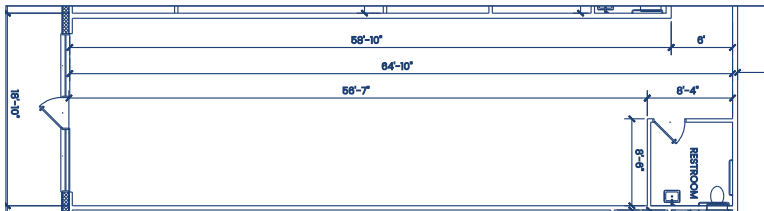
SQ FT  
**1,190**

RATE/SQ FT  
**\$1.80**

STATUS  
**AVAILABLE**



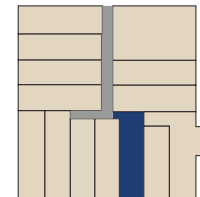
**90**



SQ FT  
**1,340**

RATE/SQ FT  
**\$1.80**

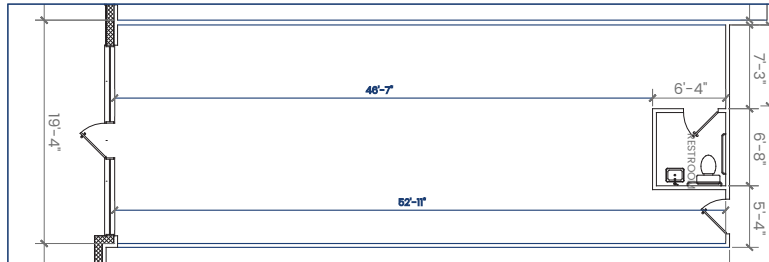
STATUS  
**AVAILABLE**



**\*\* LANDLORD COVERS NECESSARY IMPROVEMENTS \*\***

SUITE FLOOR PLAN

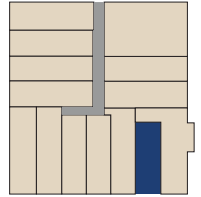
# 100A



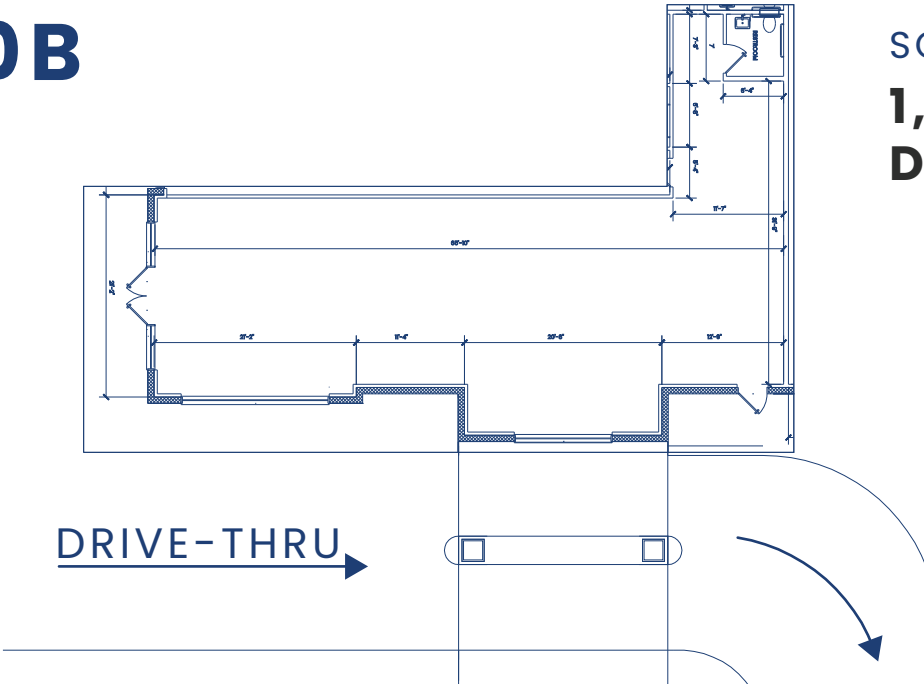
SQ FT  
**1,030**

RATE/SQ FT  
**\$1.80**

STATUS  
**AVAILABLE**



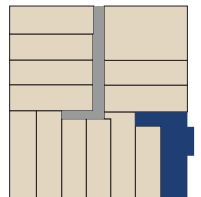
# 100B



SQ FT  
**1,740+572**  
**DRIVE THRU**

RATE/SQ FT  
**\$2.00**

STATUS  
**AVAILABLE**

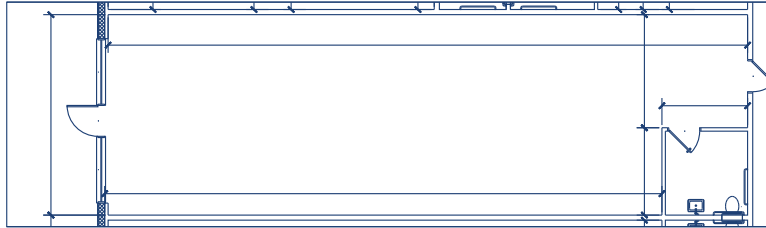


**\*\* LANDLORD COVERS NECESSARY IMPROVEMENTS \*\***

**SUITE**

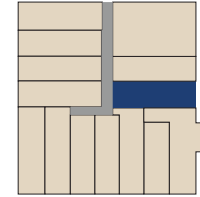
**FLOOR PLAN**

**110**



SQ FT  
**1,340**

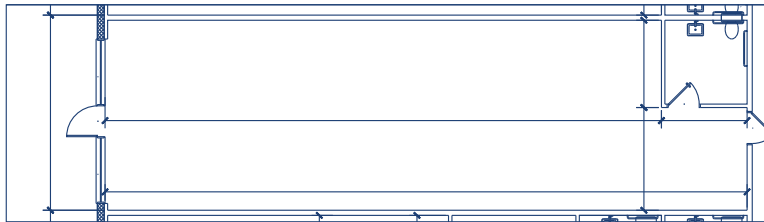
RATE/SQ FT  
**\$1.85**



STATUS

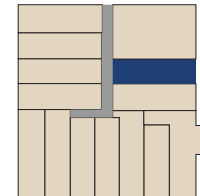
**AVAILABLE**

**120**



SQ FT  
**1,277**

RATE/SQ FT  
**\$1.85**



STATUS

**AVAILABLE**

**\*\*LANDLORD COVERS NECESSARY IMPROVEMENTS\*\***



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## LEASING TERMS

- RATES INCLUDE EXTERIOR MAINTENANCE, BUILDING INSURANCE AND PROPERTY TAX (GROSS, NOT NNN)
- ONE MONTH'S RENT DEPOSIT
- MINIMUM 2 YEARS LEASE
- LANDLORD WILL COVER IMPROVEMENTS
- ASSISTANCE WITH CERTIFICATE OF OCCUPANCY (COO)
- CITY OF MCALLEN UTILITIES
- MOVE IN SPECIALS!

# *Kingdom* Plaza

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**6401 S 23RD ST, MCALLEN, TX 78503**

**MEGAWARE CORPORATION**

**(956) 631-2133**

**LIZA@ABASTOCORP.COM**