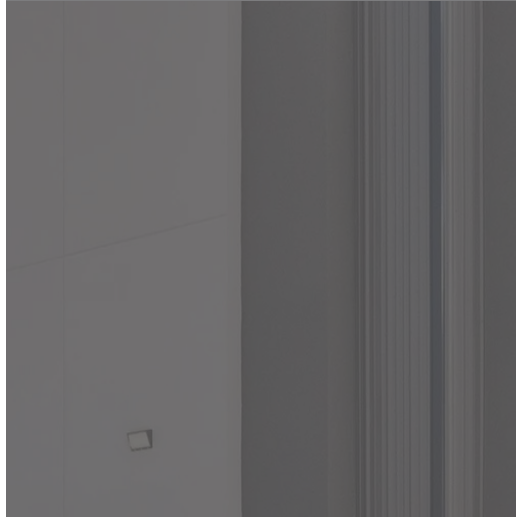


RETAIL PROPERTY FOR LEASE

PLANET FITNESS PLAZA



1222
DIXIELAND ROAD
HARLINGEN, TX

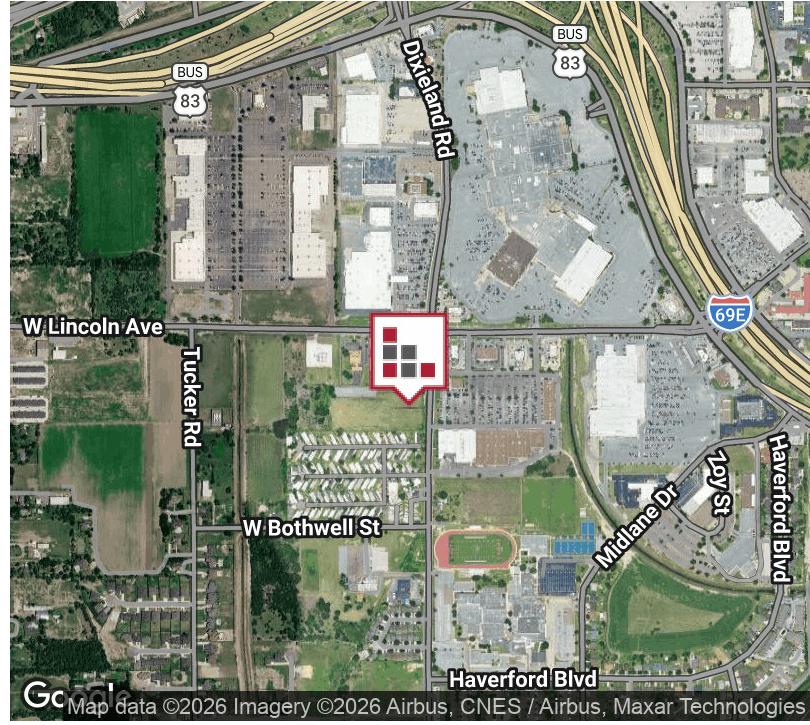


Join PLANET FITNESS at their NEW location! 22,000 sf available for lease with two (2) 1,500 sf vanilla-shell units, 6,000 sf END CAP and 12,000 sf Contiguous Retail Space. Bay Depth is 60' with 25' front foot per unit. Excellent Retail Location with proximity to Hobby Lobby, Ross Dress for Less, WalMart, Target and many more. Development offers ample parking and space on Pylon Sign for



FOR SALE PLANET FITNESS PLAZA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	22,500 SF
Available SF:	1,500 - 12,000 SF
Lot Size:	4.71 Acres
Number of Units:	16
Price / SF:	\$24.00 \$5.00 NNN
Year Built:	2024
Zoning:	Commercial
Market:	Rio Grande Valley
Submarket:	Harlingen

PROPERTY OVERVIEW

Discover the vibrant energy of the Rio Grande Valley in Harlingen, TX. The area surrounding the property offers an enticing blend of residential, commercial, and entertainment options, making it an ideal destination for retail businesses. Nearby, the bustling Planet Fitness Plaza draws foot traffic, while renowned retailers and dining establishments line the streets, creating a lively atmosphere that attracts a steady stream of visitors. With its prime location and proximity to popular attractions, the area presents an exciting opportunity for retailers to establish a strong presence and engage with a dynamic consumer base.

Join PLANET FITNESS at their NEW location! 22,000 sf available for lease with two (2) 1,500 sf vanilla-shell units, 6,000 sf END CAP and 12,000 sf Contiguous Retail Space. 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.

PROPERTY HIGHLIGHTS

- LOCATED IN HARLINGEN RETAIL DISTRICT
- 1/2 MILE FROM INTERSTATE 2
- NEW CONSTRUCTION
- HIGH TRAFFIC RETAIL CORRIDOR
- STEADY FOOT TRAFFIC



CINDY HOPKINS REAL ESTATE

222 E Van Buren, Suite 617 // Harlingen, TX 78550
956.778.3255 // cindy@chopkinsrealestate.com

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ADDITIONAL PHOTOS



NEW 25,000 SF -- Planet Fitness Store



GREAT Signage Opportunity



Join Planet Fitness in their NEW LOCATION



Excellent Location and AMPLE Parking!

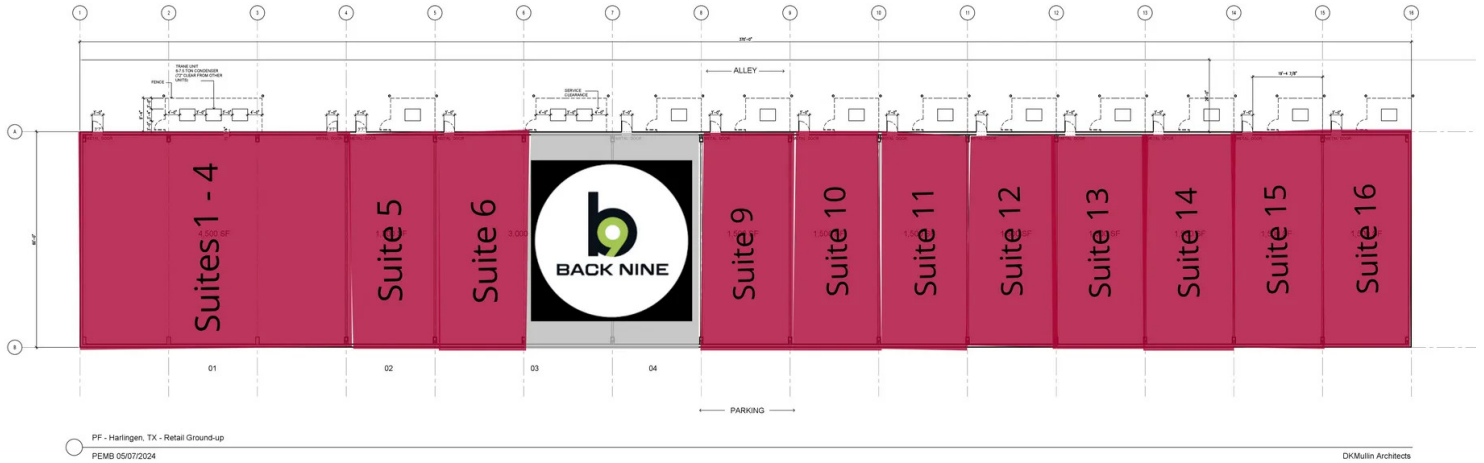


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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suites 1 - 4	Available	4,500 - 9,000 SF	[\$5.00 psf]	\$24.00 SF/yr	Located on the End Cap, this unit comes with High Visibility on Dixieland Road and Lincoln Avenue.
Suite 5	Available	1,500 - 7,500 SF	[\$5.00 psf]	\$24.00 SF/yr	Ideal for Retail or Medical Use
Suite 6	Available	1,500 - 12,000 SF	[\$5.00 psf]	\$24.00 SF/yr	-
Suite 9	Available	1,500 - 12,000 SF	[\$5.00 EST NNN]	\$24.00 SF/yr	-
Suite 10	Available	1,500 - 12,000 SF	[\$5.00 EST NNN]	\$24.00 SF/yr	-
Suite 11	Available	1,500 - 12,000 SF	[\$5.00 EST NNN]	\$24.00 SF/yr	-
Suite 12	Available	1,500 - 12,000 SF	[\$5.00 EST NNN]	\$24.00 SF/yr	-
Suite 13	Available	1,500 - 12,000 SF	[\$5.00 EST NNN]	\$24.00 SF/yr	-
Suite 14	Available	1,500 - 12,000 SF	[\$5.00 EST NNN]	\$24.00 SF/yr	-
Suite 15	Available	1,500 - 12,000 SF	[\$5.00 EST NNN]	\$24.00 SF/yr	-
Suite 16	Available	1,500 - 12,000 SF	[\$5.00 EST NNN]	\$24.00 SF/yr	-



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AREA DRONE VIDEO

AREA DRONE VIDEO



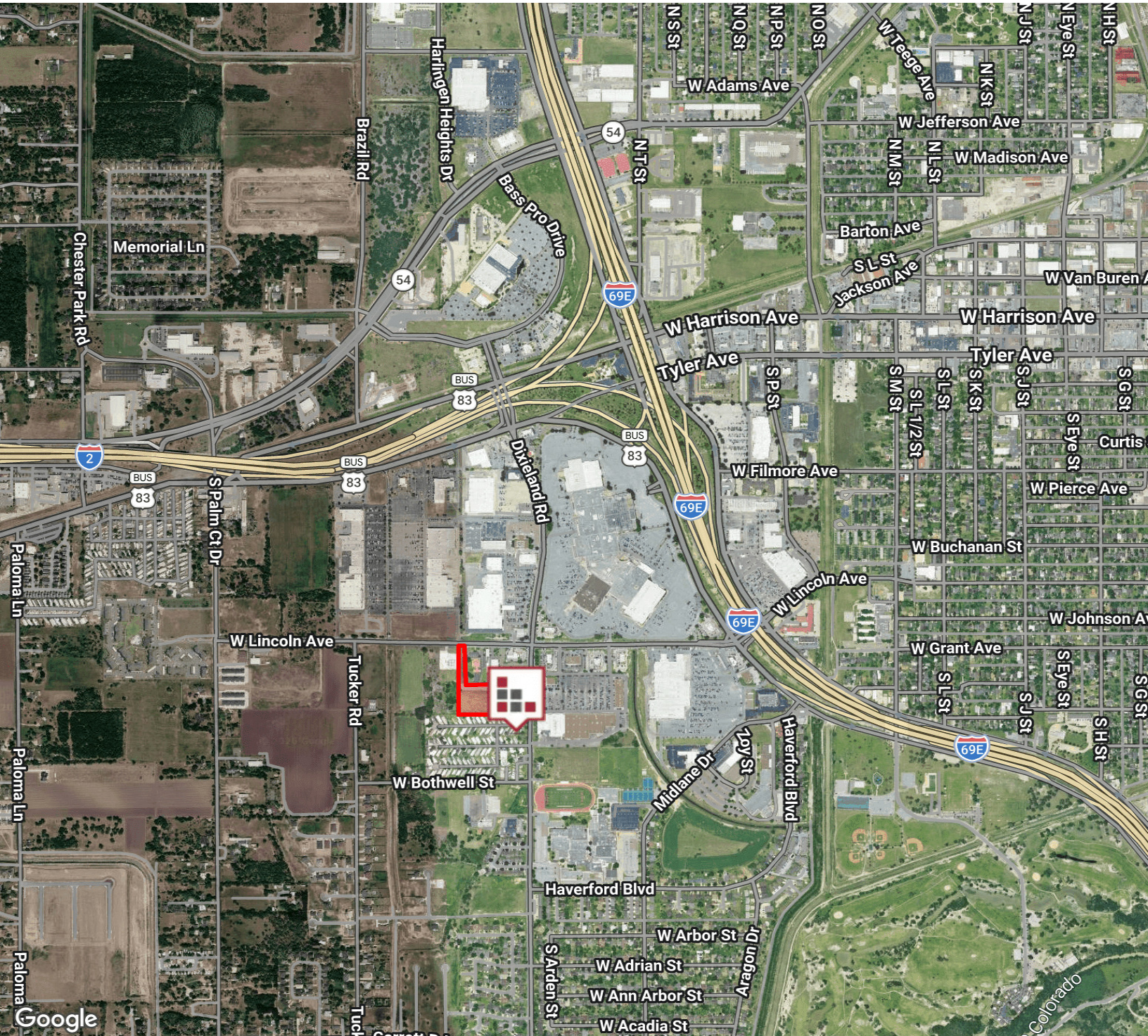
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AERIAL MAP



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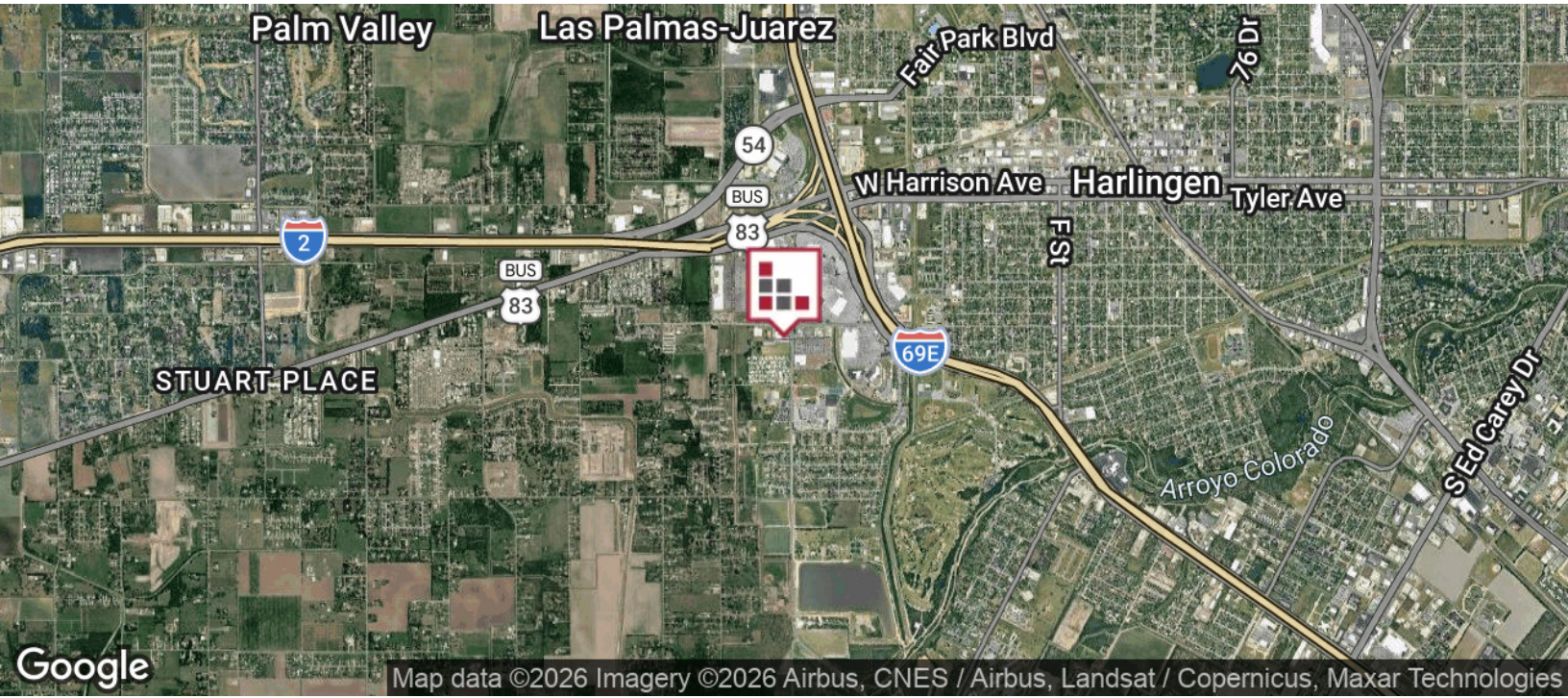
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RETAILER MAP



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LOCATION MAP



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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



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