

THE SHOPPES AT SHILOH

2101 Shiloh Dr. , Laredo, TX 78045

RETAIL PROPERTY FOR LEASE



KAYLA ALVARADO

Leasing Manager, Laredo, Texas
956.693.1801
kalvarado@killamco.com

TANO CARRANZA

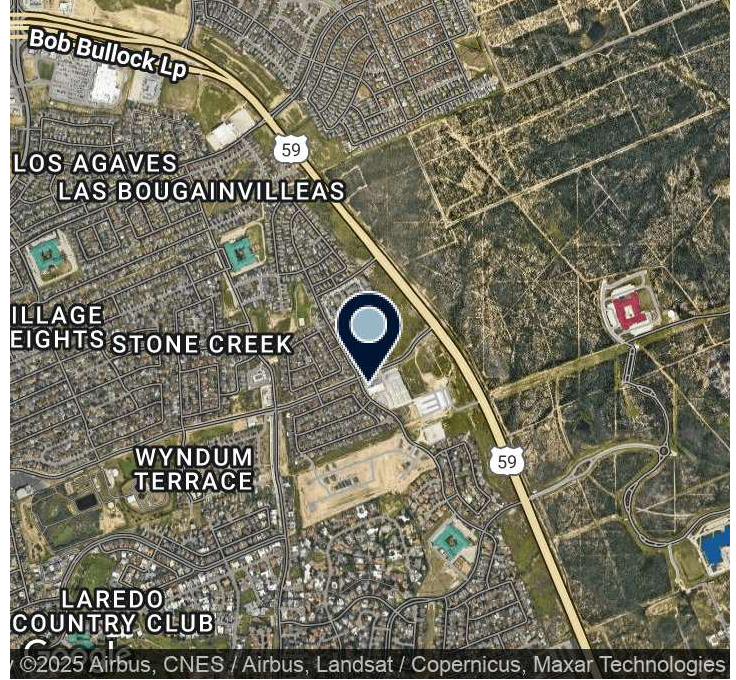
Vice President of Asset Management, Real Estate
956.724.7141
tcarranza@killamco.com



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PROPERTY DESCRIPTION

One suite is available for lease (2,011 SF) with a beautiful 700 SF patio, ideal for additional seating and gathering. An additional suite (1,876 SF) will become available in 2026. This shopping center is located in north Laredo, Texas with frontage to Shiloh Dr. and close proximity to Loop 20, inside The Shoppes at Shiloh.

PROPERTY HIGHLIGHTS

- Frontage to Shiloh Dr. with approximately 10,312 VPD
- Second generation space
- Close proximity to Loop 20 with approximately 41,758 VPD
- 6:1000 Parking Ratio
- Pylon sign
- High visibility location
- Well-maintained premises
- Strategic commercial position

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	8
Available SF:	1,876 - 2,011 SF
Building Size:	15,829 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	16,142	31,244	53,403
Total Population	52,019	99,465	169,280
Average HH Income	\$122,994	\$106,290	\$87,268

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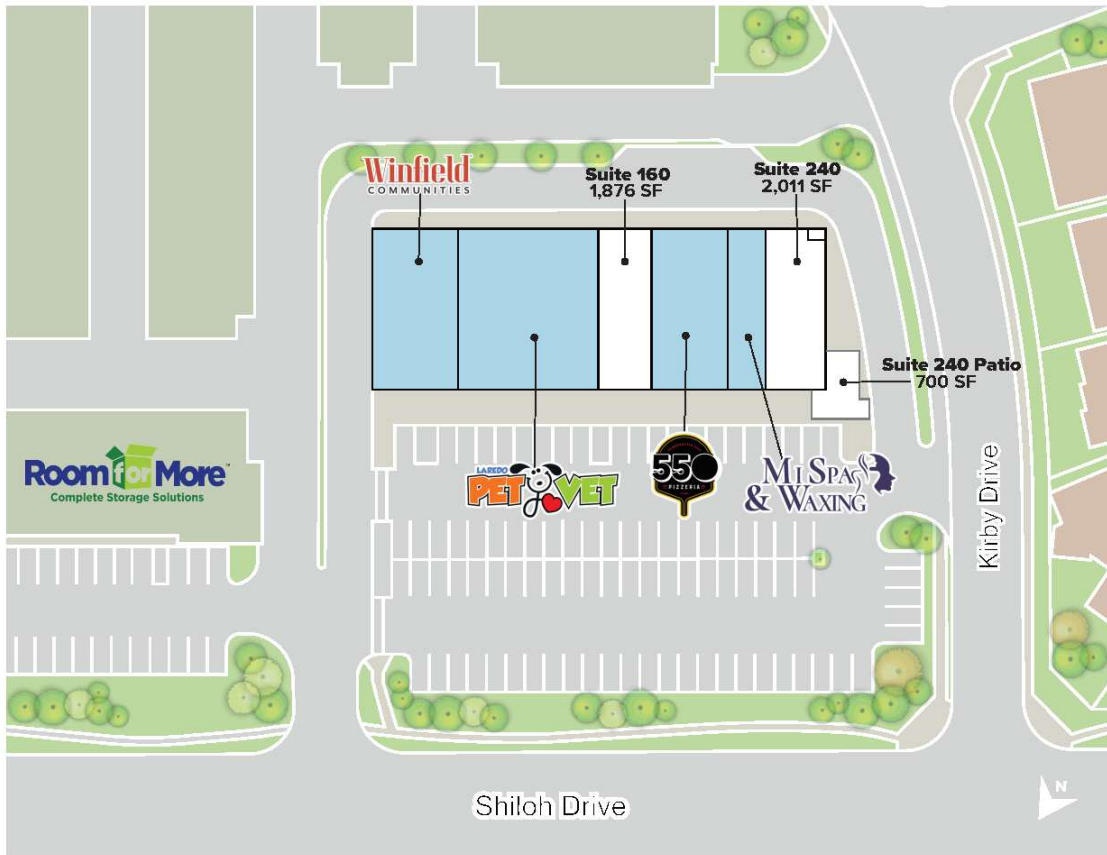
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