



FOR LEASE

AVAILABLE SPACE
2,265 SF

ZONING
C-3

Sergio Tinajero
Sergio@REPcre.com
915.886.8608

Hector J. Martinez, CCIM
HMartinez@REPcre.com
915.217.5277

PROPERTY HIGHLIGHTS

The professional building sits on a 0.81 AC lot. High traffic counts and high visibility. The building sits near high end retailers and restaurants.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT



111,941
POPULATION
3-MILE RADIUS



\$74,062
AVG HH INCOME
3-MILE RADIUS



\$59,643
MEDIAN HH
INCOME



TRAFFIC COUNTS
EDGEMERE BLVD: 23,046 VPD
TIERRA ESTE RD: 11,721 VPD
(TDT)



