

RETAIL BUILDING- EDINBURG, TX

FOR LEASE

4016 S Veterans Boulevard, Edinburg, TX 78542



LEASE RATE \$19.00/SF/yr
LEASE TYPE Gross

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COLDWELL BANKER
COMMERCIAL
RIO GRANDE VALLEY

PROPERTY OVERVIEW

4016 S VETERANS BOULEVARD

Edinburg, TX 78542



OFFERING SUMMARY

Lease Rate:	\$19.00/SF/yr
Lease Type:	Gross
Available SF:	1,644 SF
Lot Size:	9,783 SF
Year Built:	2018
Zoning:	CO
Market:	Rio Grande Valley
Submarket:	Edinburg

PROPERTY OVERVIEW

This standalone commercial building offers prime visibility near Trenton Road and Expressway 281, surrounded by top national retailers and strong daily traffic. With dense nearby housing and convenient regional access, the site provides consistent customer exposure for a variety of business uses. Parking enhancements are available for qualified long-term tenants.

PROPERTY HIGHLIGHTS

- Surrounded by major national retailers and high-traffic anchors
- Ideal for retail, office, or professional commercial use
- High daily traffic counts with dense nearby residential growth
- Landlord open to enhancing parking for long-term tenants

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**COLDWELL BANKER
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TOP VIEW

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**COLDWELL BANKER
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AERIAL VIEW

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LOCATION MAP

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DEMOGRAPHICS

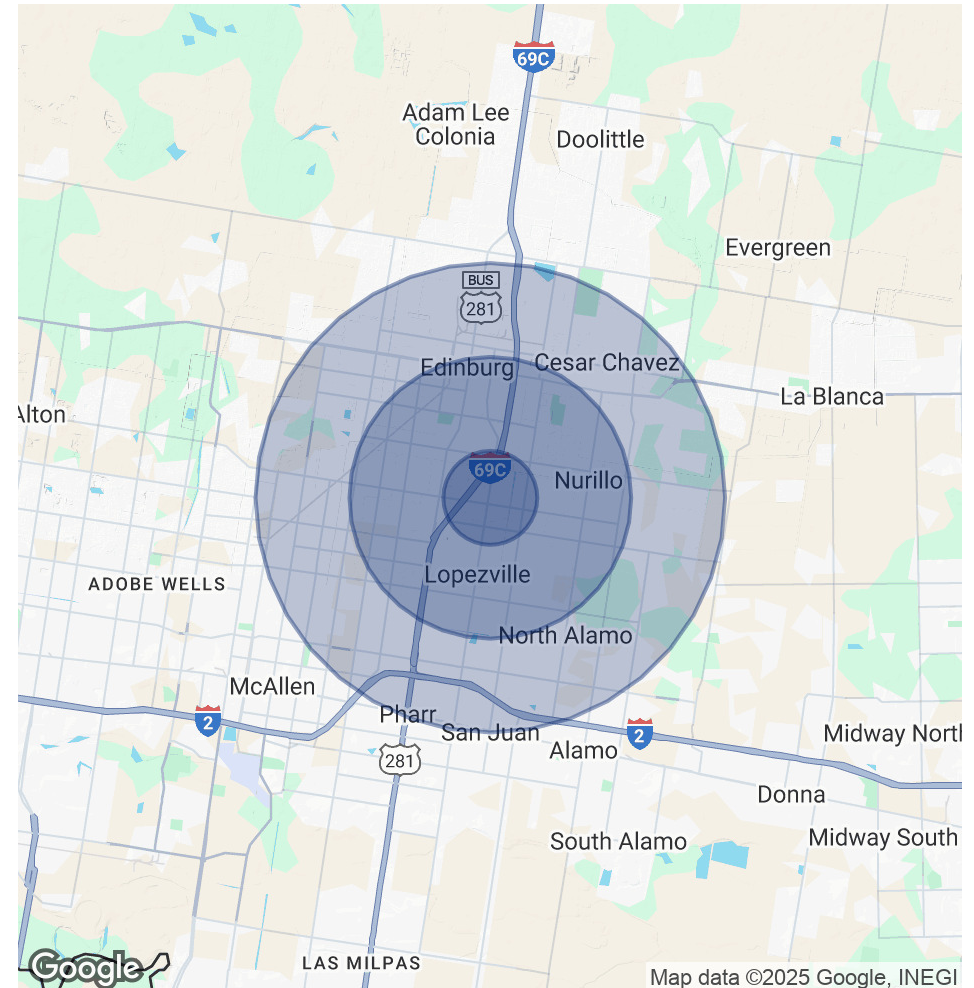
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,729	80,742	210,633
Average Age	31	34	35
Average Age (Male)	30	33	34
Average Age (Female)	32	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,856	25,307	68,725
# of Persons per HH	3.4	3.2	3.1
Average HH Income	\$76,105	\$79,226	\$76,544
Average House Value	\$183,503	\$189,172	\$195,418

Demographics data derived from AlphaMap



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