

# FOR LEASE RETAIL CENTER REDEVELOPMENT



★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★

4634 EVERHART RD | CORPUS CHRISTI, TX 78411



## PROPERTY DESCRIPTION

Prime neighborhood retail center located in a well-established Corpus Christi submarket. The property offers excellent frontage and visibility along Everhart Road, one of the city's major commercial thoroughfares. The center serves the primary retail trade area north of S.P.I.D. and benefits from close proximity to a strong mix of national retailers, financial institutions, and neighborhood service providers, creating consistent traffic and long-term demand.

## PROPERTY HIGHLIGHTS

- Hard Corner - Signaled Intersection
- Established Retail Center - High Traffic Counts
- Pylon Signage Available

## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$18.00 SF/yr (NNN) |
| Available SF:  | 9,020 SF / 2,400 SF |
| Lot Size:      | 33,435 SF           |
| Building Size: | 19,500 SF           |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 287       | 1,170     | 4,976    |
| Total Population  | 758       | 3,016     | 12,556   |
| Average HH Income | \$58,781  | \$64,105  | \$70,693 |

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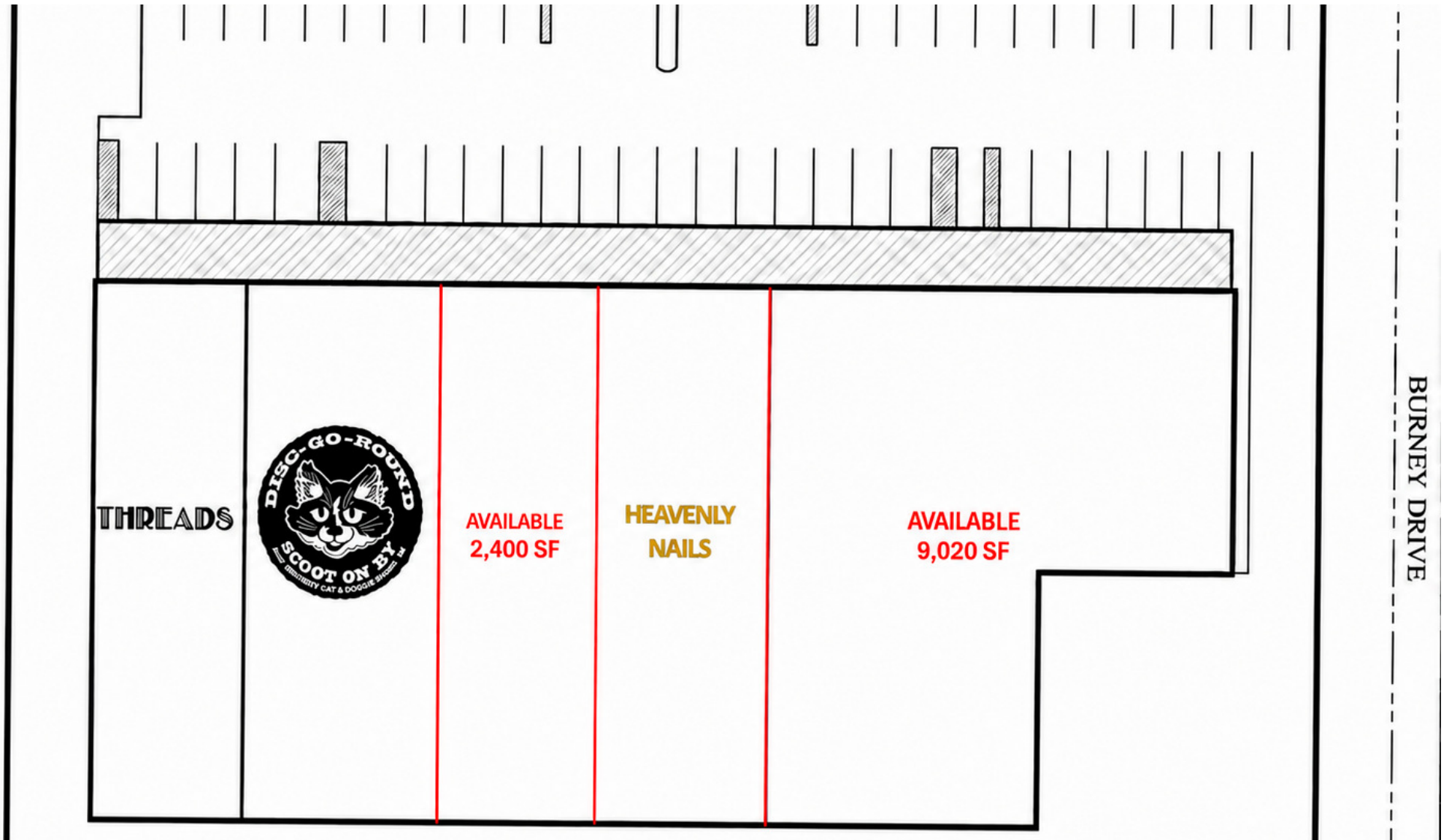
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The site plan illustrates a 1.55-acre property (67,652 S.F.) divided into three lots: LOT 17, LOT 18, and LOT 19. The central feature is a large 'ONE STORY BRICK BUILDING' spanning across the lots. To the south of this building is a smaller 'ONE STORY METAL BUILDING'. The plan includes several 'ASPHALT PARKING LOT' areas and a 'CONCRETE DRIVEWAY'. Key features include a 'COVERED CONCRETE' area, a 'CONC. RAMP', and a 'TRANSFORMER ON CONCRETE'. The plan also shows 'BOLLARDS', 'SIGN' locations, and 'CONC. CURB' sections. Easements are noted as '10' EASEMENT AS PER VOL. 1460, PG. 288, D.R.N.C.T.' and '10' EASEMENT AS PER VOL. 357, D.R.N.C.T.'. The plan is bounded by '1.7' INSIDE RTY LINE' and '1.8' INSIDE RTY LINE' sections. The overall dimensions and bearings are provided for the property boundaries.

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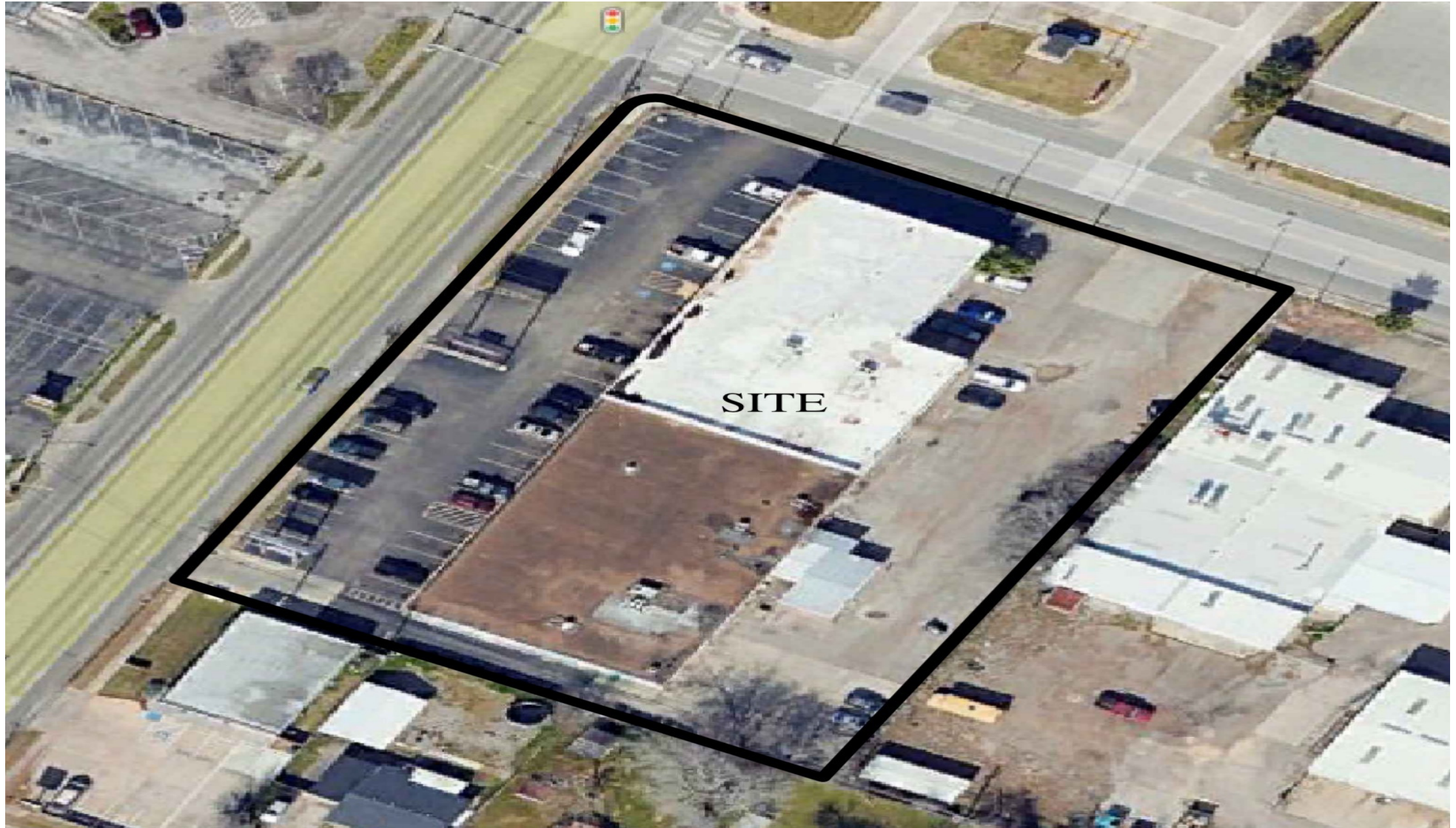
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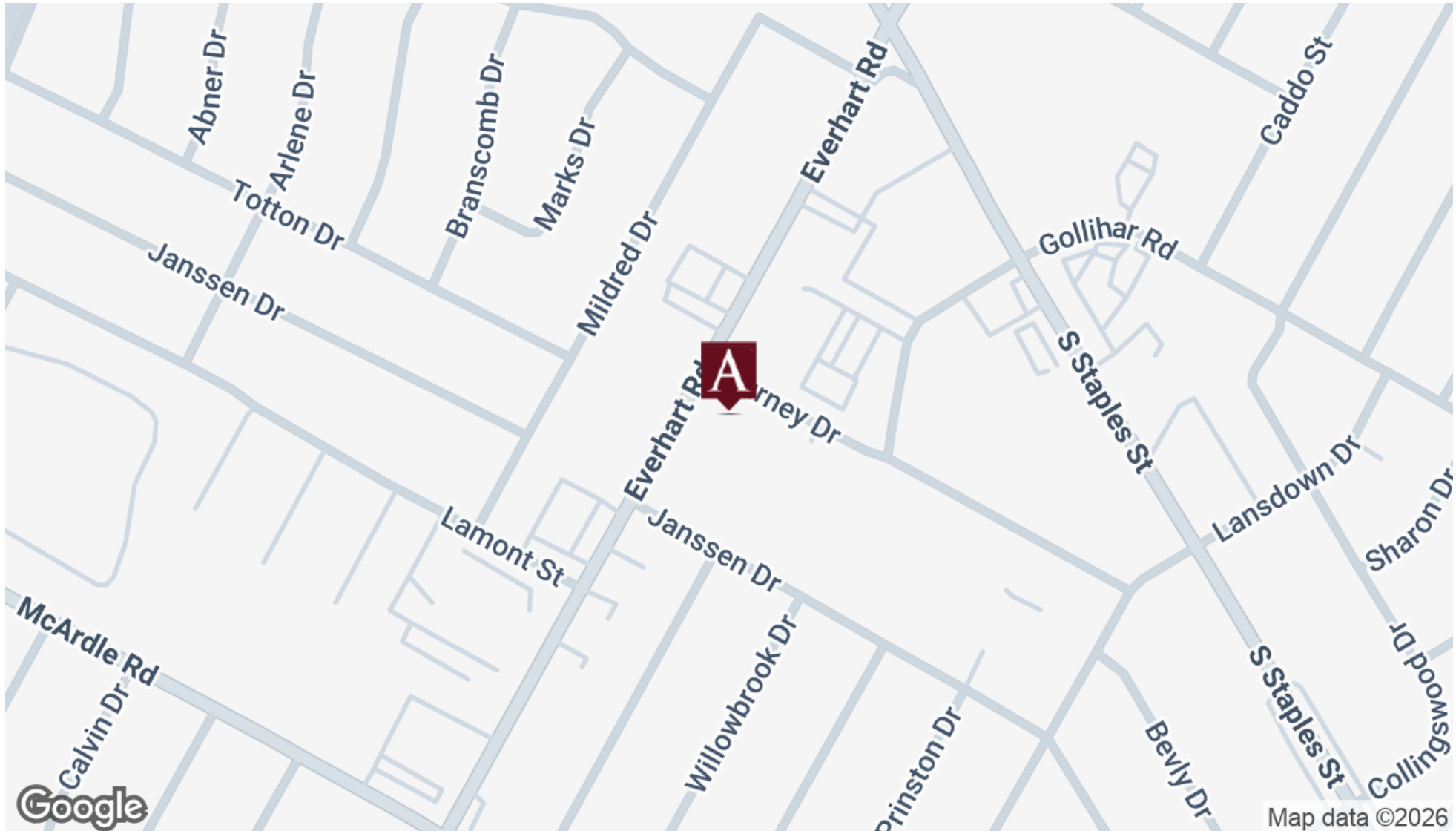
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