



FAMILY-ORIENTED TENANT MIX

4009 N. 23rd Street is a newly-renovated, prime property anchored by the award-winning, 123,000 square foot McAllen Public Library, which is the largest single-story library in the United States. 4009 N. 23rd Street is positioned across from Walmart and a new massive call center which employs hundreds. Other national retailers within 0.50 miles include:

- Wendy's
- Dairy Queen
- Jack in the Box
- Church's Chicken
- Subway
- 99¢ Only Store
- Chase Bank
- BBVA Compass
- Whataburger

PROPERTY OVERVIEW



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|------------------|--------------|
| Rental Rates: | Negotiable |
| Available Space: | Fully Leased |
| Triple NNN: | \$4.30 PSF |

DEMOGRAPHICS

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|--------------------------|----------|
| Population: | 130,831 |
| Hispanic Population: | 88.3% |
| Median Age: | 30.3 |
| Median HH Income: | \$37,310 |
| Retail Sales Per Capita: | \$26,841 |

TENANT ROSTER AND SITE PLAN

| SUITE | TENANT | SF |
|---------|-----------------------|-------|
| Suite A | MetroPCS | 1,683 |
| Suite B | McAllen Gold & Silver | 1,241 |
| Suite C | Boost Mobile | 2,126 |

-  AVAILABLE RETAIL
-  LEASED

