

2228 TRENTON RD
MCALLEN, TX 78504

RETAIL PROPERTY FOR LEASE



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

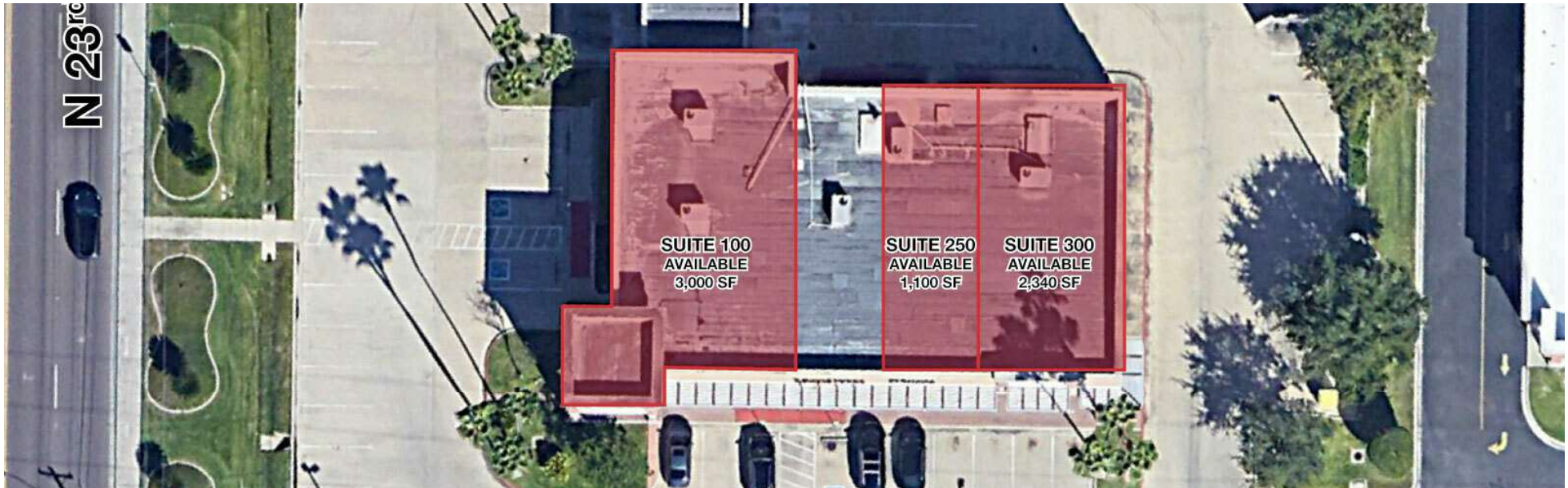
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PROPERTY SUMMARY

2228 TRENTON RD | MCALLEN, TX 78504



PROPERTY DESCRIPTION

Trenton Commerce Plaza encompasses approximately 7,640 square feet of premier commercial space, strategically situated at the high-traffic intersection of Trenton Road and 23rd Street in North McAllen. This well-positioned plaza offers exceptional visibility and advantages from its proximity to a diverse range of shopping centers, dining establishments, professional offices, and residential neighborhoods.

Currently, three suites are available for lease, including a prominent end-cap space that Vantage Bank formerly occupied. This suite features three teller lanes that can be converted into a drive-thru, making it particularly suitable for businesses requiring such services. The property's location near major retailers, including Trenton Town Center, Walmart Supercenter, Target, and Trenton Crossing Shopping Center, enhances its attractiveness as an excellent opportunity for any enterprise seeking to establish a presence in a dynamic retail environment.

OFFERING SUMMARY

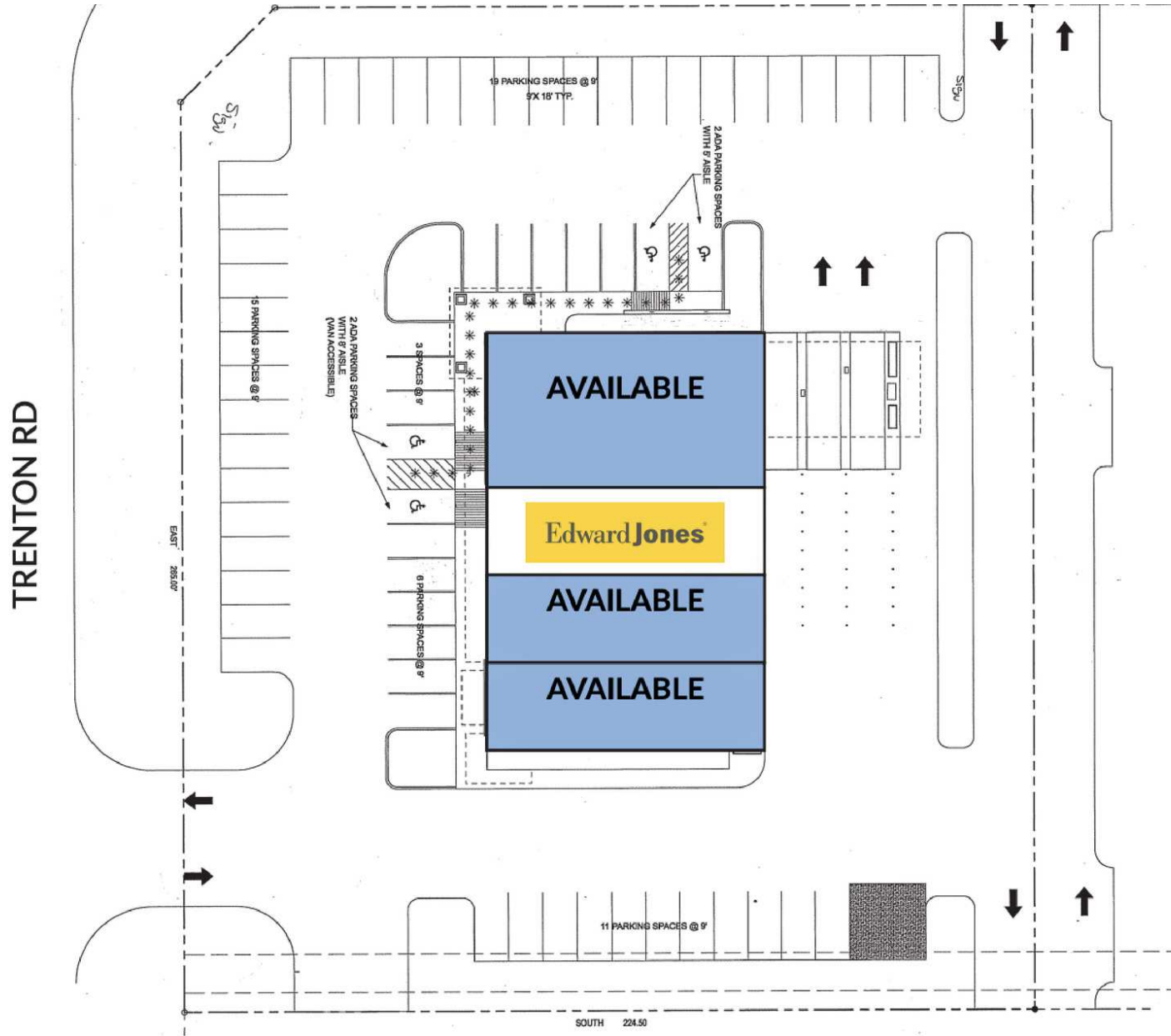
Lease Rate:	\$2.00-\$2.10 SF/month- \$24.00-\$25.20 yearly
NNN:	\$0.35 SF/month-\$4.20 yearly
Suite 100: Motor Bank w/3 Teller Lanes	3,000 SF
Suite 250:	1,100 SF
Suite 300:	2,340 SF
Building Size:	7,640 SF
Year Built:	2005
Parking Spaces:	56 Spaces

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SITE PLAN

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INTERIOR PHOTOS - SUITE 100

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INTERIOR PHOTOS - SUITE 250

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INTERIOR PHOTOS - SUITE 300

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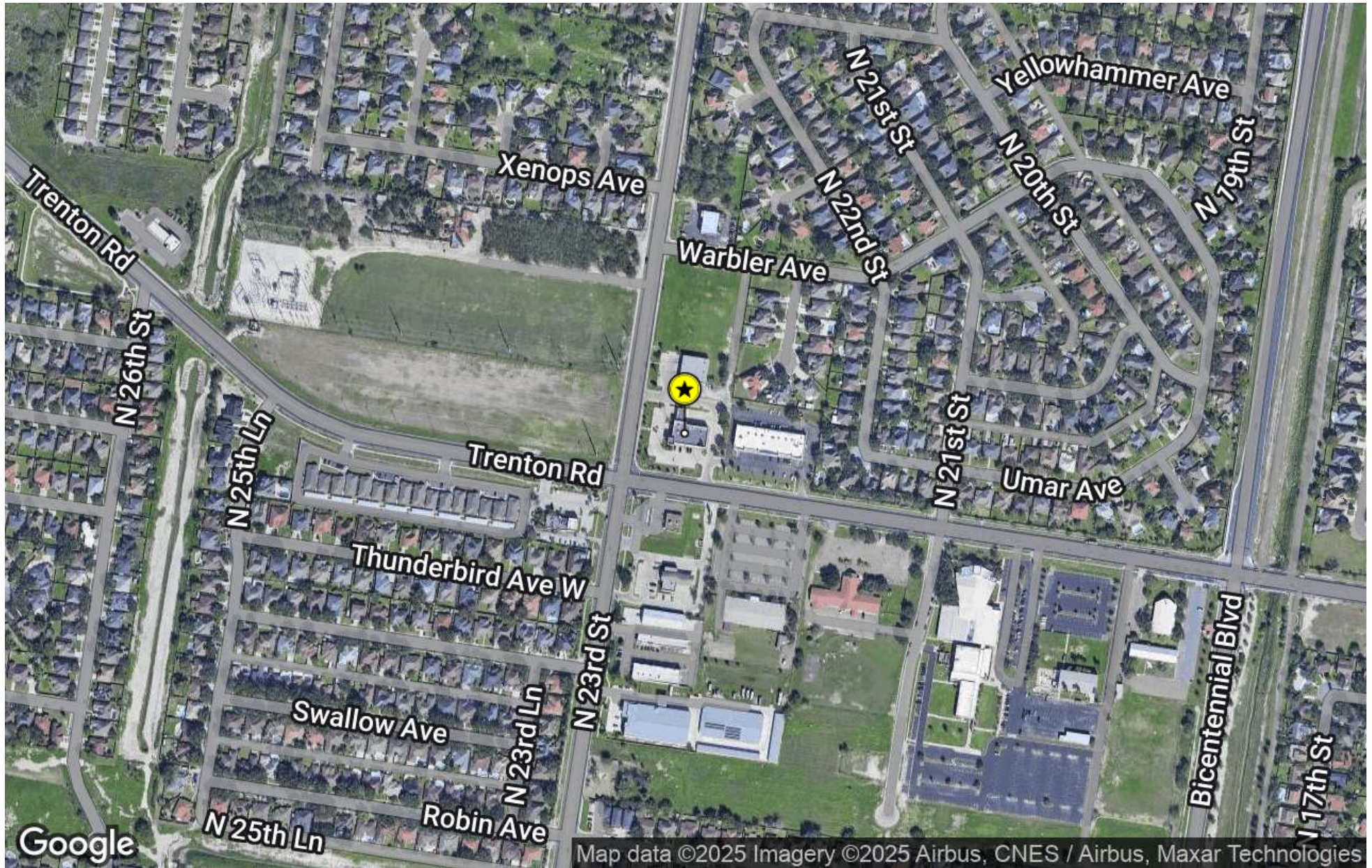


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AERIAL MAP

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