

FOR LEASE



PROPERTY HIGHLIGHTS

- Proximity to Bus 83, and I-2 and I-69 C
- 24,000 VPD on McColl Rd
- Proximity to FBI, DEA, GSA, VA Health Clinic and other businesses

This property has one suite left. The location is appropriate for service businesses that need office and showroom space with street visibility and quick access to the Interstates.

PROPERTY SUMMARY

Lease Rate	\$1.10 SF/month (NNN).30
Suite 705	1,025 SF
Parking Spaces	96
Total Building SF	27,124

DEMOGRAPHICS

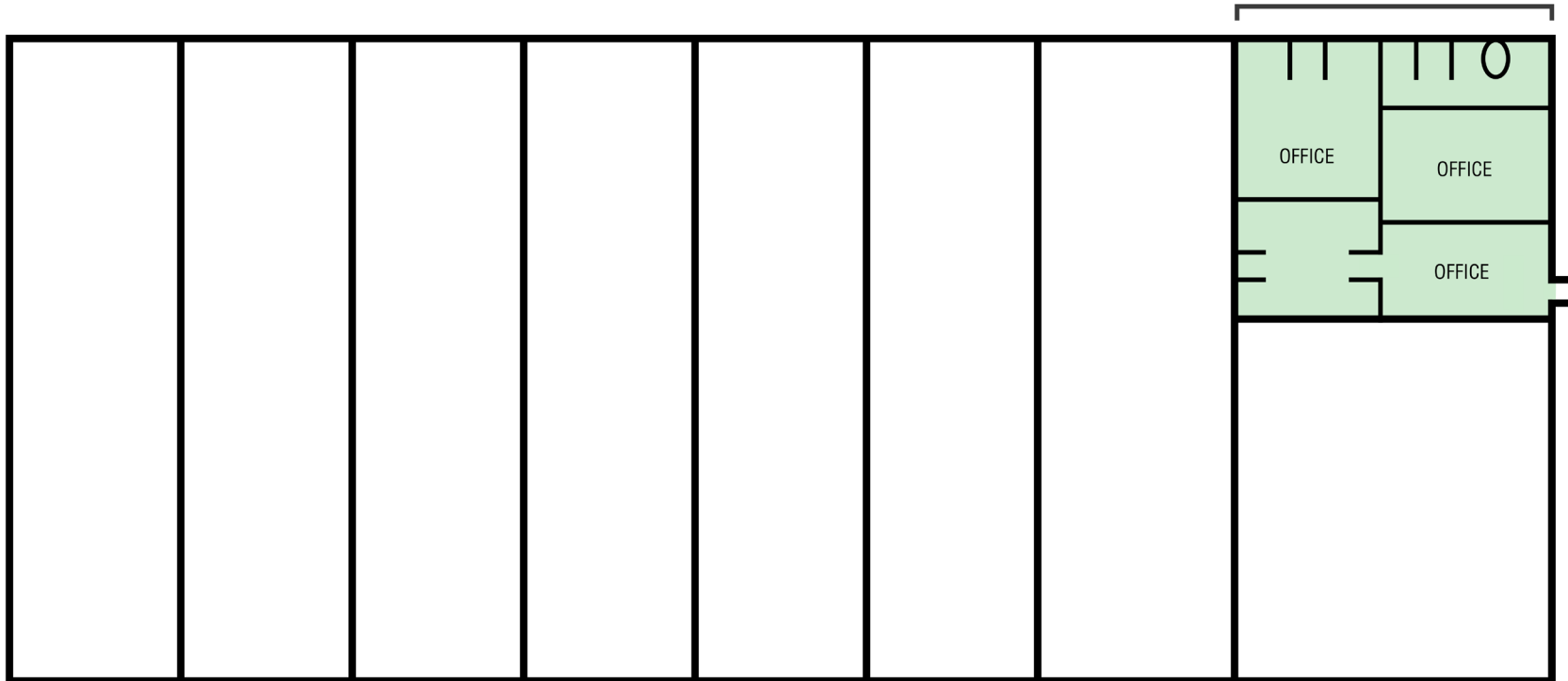
Stats	Population	Av. HH Income
1 Mile	8,961	\$42,447
3 Miles	101,233	\$47,292
5 Miles	238,065	\$57,068

For more property information and site tours, please contact:

LAURA LIZA PAZ
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FLOOR PLAN

**SUITE 705
AVAILABLE
1,025 SF**



MONACO PLAZA - 705 E. FIR AVE. MCALLEN, TEXAS 78501

AERIAL



PHOTOS



