

835 DEL ORO LANE PHARR, TX 78577



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY OVERVIEW

PROPERTY SUMMARY

1,752 SF space available on North Sugar Rd. and Del Oro Lane. This space is next door to Spin + Laundromat. This location has high visibility and is located in a high-traffic area that is surrounded by retail stores and professional offices. The space is in a Gray Shell Condition, granting the tenant the creative freedom to shape the interior to their unique requirement.

OFFERING SUMMARY

Lease Rate:	\$1.25 psf + \$0.27 (NNN)
Building Size:	1,752 SF
Zoning:	General Business
Traffic Count:	24,478 VPD

BASIC DEMOGRAPHICS

STATS	POPULATION	TOTAL HOUSEHOLDS	AVG. HH INCOME
1 Mile	10,422	3,805	\$40,631
3 Mile	102,014	38,558	\$51,963
5 Mile	237,805	84,587	\$56,617



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ZONING MAP



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FOR LEASE

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