



# Retail Space for Lease

## TOWN & COUNTRY

### LOCATION

4901 - 5115 10th Street  
McAllen, TX 78504

### LEASE RATES

\$16.00 PSF/NNN

### NNN EXPENSES

\$4.29 psf

### AVAILABILITY

4,000 sf

### YEAR BUILT

1990

### TRAFFIC GENERATORS

**Office DEPOT** **Luby's**

**GYMBOREE** **PLAY & MUSIC**

**Kid's Décor**

**CHILDREN'S ORCHARD**

**Edible<sup>®</sup>**  
ARRANGEMENTS

### DEMOGRAPHICS

	1-mile	3-mile	5-mile
Avg. HH Income	\$73,143	\$53,485	\$50,202
Population	16,490	98,732	213,828
No. of Households	5,982	30,979	64,979
Daytime Population	9,207	39,954	97,337



### CONTACT

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Town & Country



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