



FOR LEASE

AVAILABLE SPACE
1,520 SF

ZONING
C-4

Hector J. Martinez, CCIM
HMartinez@REPcre.com
915.217.5277

Sergio Tinajero
Sergio@REPcre.com
915.886.8608

PROPERTY HIGHLIGHTS

- Located on hard corner
- Shadowed by Dollar Tree
- Shared parking with Dollar Tree
- 6 blocks from I-10



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2022



73,998
 POPULATION
 3-MILE RADIUS



\$ 42,631
 MEDIAN HH
 INCOME



26,177
 TOTAL HH
 3-MILE RADIUS



TRAFFIC COUNTS
 PERSHING DR: 5,565 VPD
 N PIEDRAS: 13,219 VPD
 (TDT)







