



CBG
REAL ESTATE
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FOR LEASE

Nolana Plaza
1300 E. Nolana Ave.,
McAllen, TX 78504

Leasing By:
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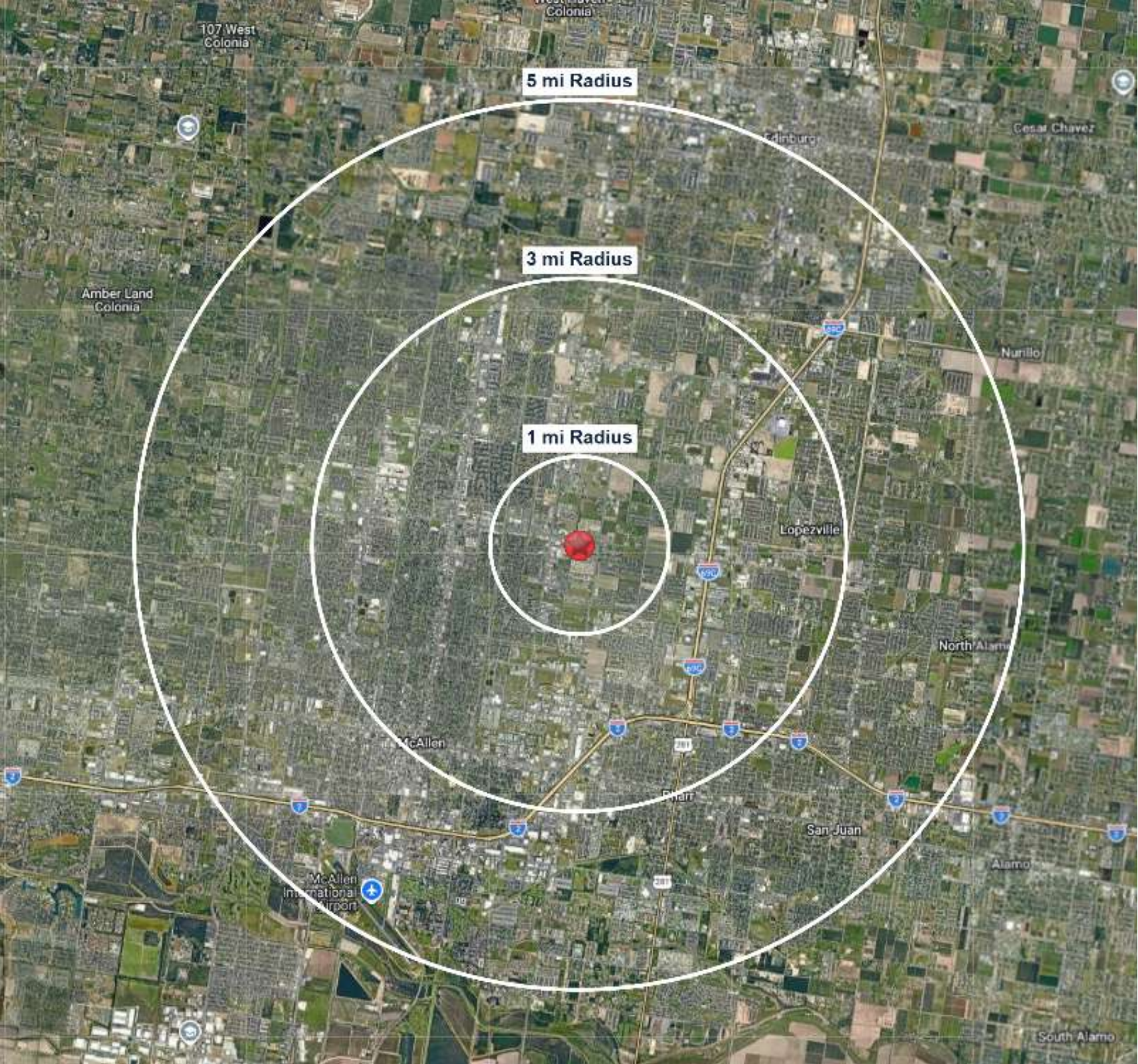
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NOLANA PLAZA - Demographic Highlights

Demographics	1 Mile	3 Miles	5 Miles
Population	12,000	104,000	270,000
Average Household Income	\$81,000	\$92,000	\$88,000
Daytime Employees	7,000	59,000	103,000
Property Size:	+- 34,331 SF		
Lat/Long	26.23485 -98. 20156		
Traffic Counts (VPD)	+/-30,000 –E. Nolana Ave		

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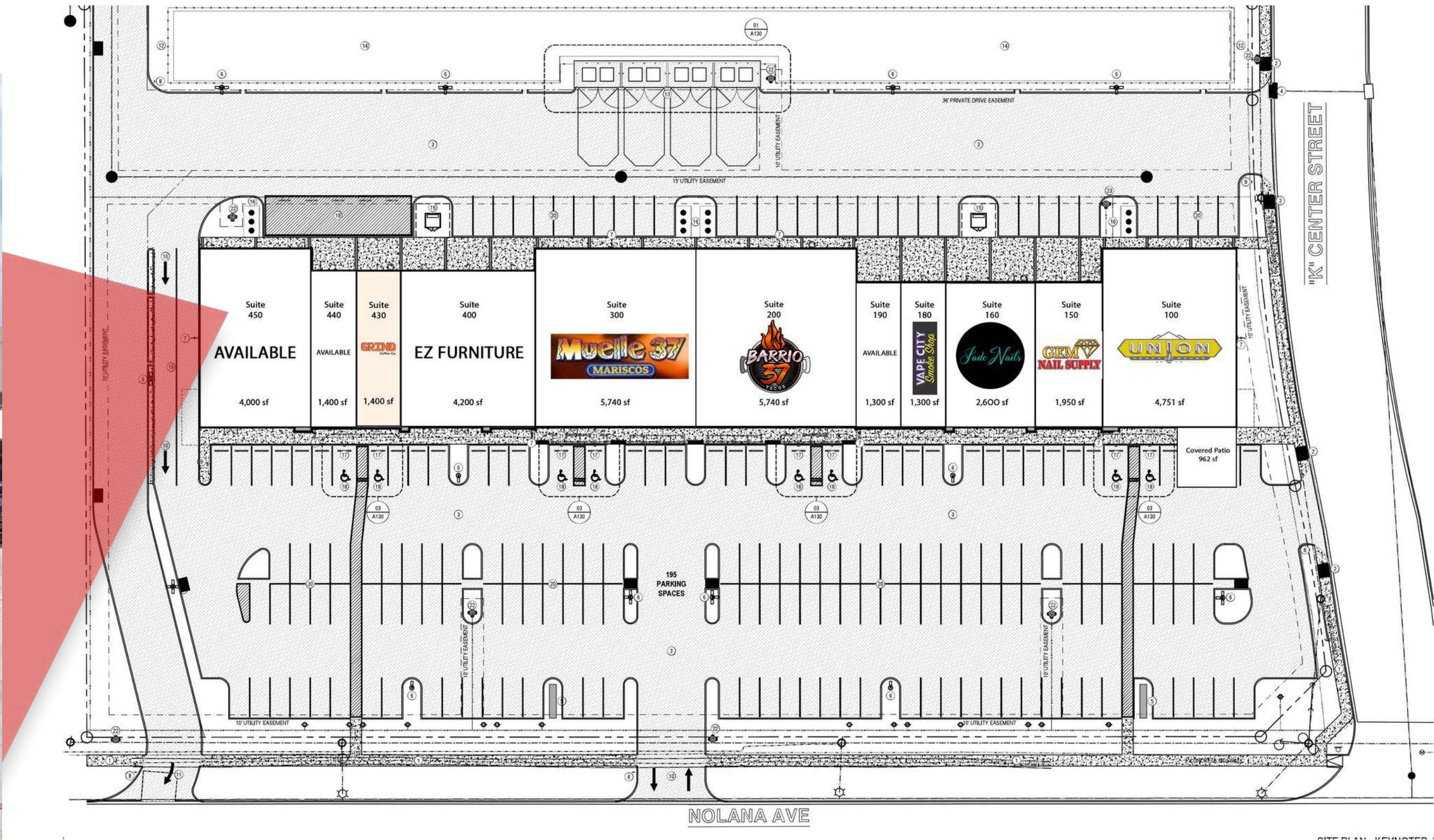


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NOLANA PLAZA - Site Plan



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END CAP



- 4,000 SQFT
- Ample Parking
- Pylon Signage Available
- Exposure & Accessibility

AVAILABLE NOW



SUITE 440 & SUITE 190



- 1,400 SQFT
- Ample Parking
- Pylon Signage Available

AVAILABLE NOW

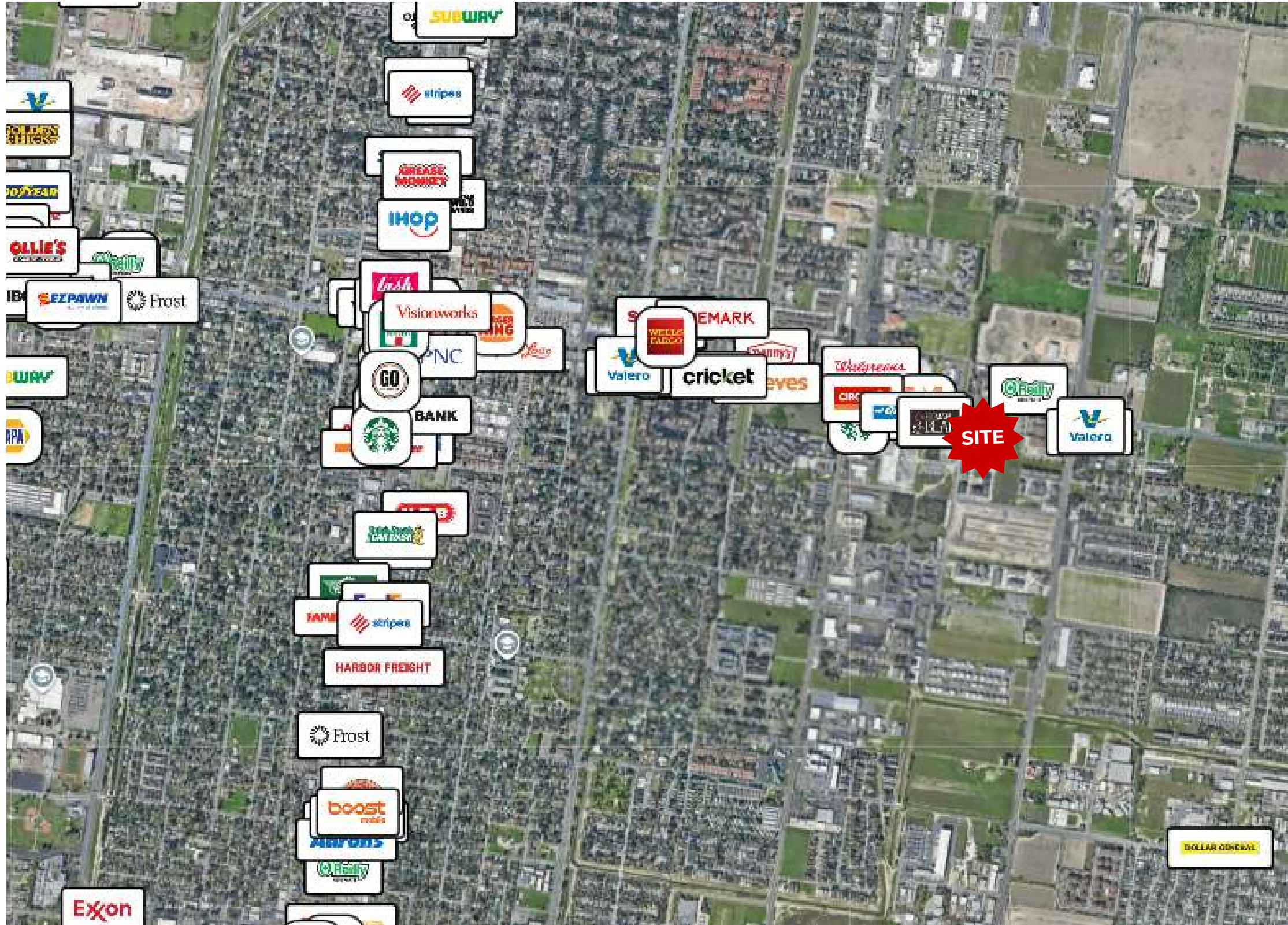


- 1,300 SQFT
- Ample Parking
- Pylon Signage Available

AVAILABLE NOW



NOLANA PLAZA - Merchant Map



Nolana Avenue Retail Corridor

- Located at 1300 E. Nolana Ave. in McAllen, within an established retail and service area.
- Positioned near major McAllen corridors with surrounding residential and commercial activity.

Nearby Retail & Daily-Service Users

- Nearby users shown include Valero, Walgreens, O'Reilly Auto Parts, Cricket, Wells Fargo, Dunkin', Metro by T-Mobile, and Dollar General.
- Area businesses include restaurants, banks, convenience stores, auto services, and neighborhood retailers.

North McAllen Tenant Opportunity

- Well-suited for retail, restaurant, service, medical, beauty, or convenience-based users.



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EXTERIOR PHOTOS



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About Us

CBG is a vertically integrated real estate investment, management, and development company recognized for creating value by acquiring and redeveloping properties and growing rewarding, long-term relationships with our tenants, investors, colleagues, and the communities we serve.

We believe that real estate investment is about connecting with a community and we seek to develop projects that improve a community's appearance, quality of life, and well-being. This philosophy has sustained our growth for the past 40 years, allowing us to navigate the most challenging real estate cycles.

Contact Our Team



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