

GALLERY AT 10TH

10TH ST AT NIGHTINGALE AVE

6624 N 10TH STREET
MCALLEN, TEXAS 78504



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	12,127	97,669	237,170
Daytime Population	14,788	109,265	266,222
Average HH Income	\$103,065	\$86,243	\$69,932

FOR LEASE
\$18.00-\$22.00 PSF NNN
***NNNs \$3.60**

(Landlord estimate - subject to change)

AVAILABLE SPACE
100% Leased!

PROPERTY HIGHLIGHTS

- Great Tenant Mix
- Heavy Traffic
- Easy Access and Ample Parking

TRAFFIC COUNTS

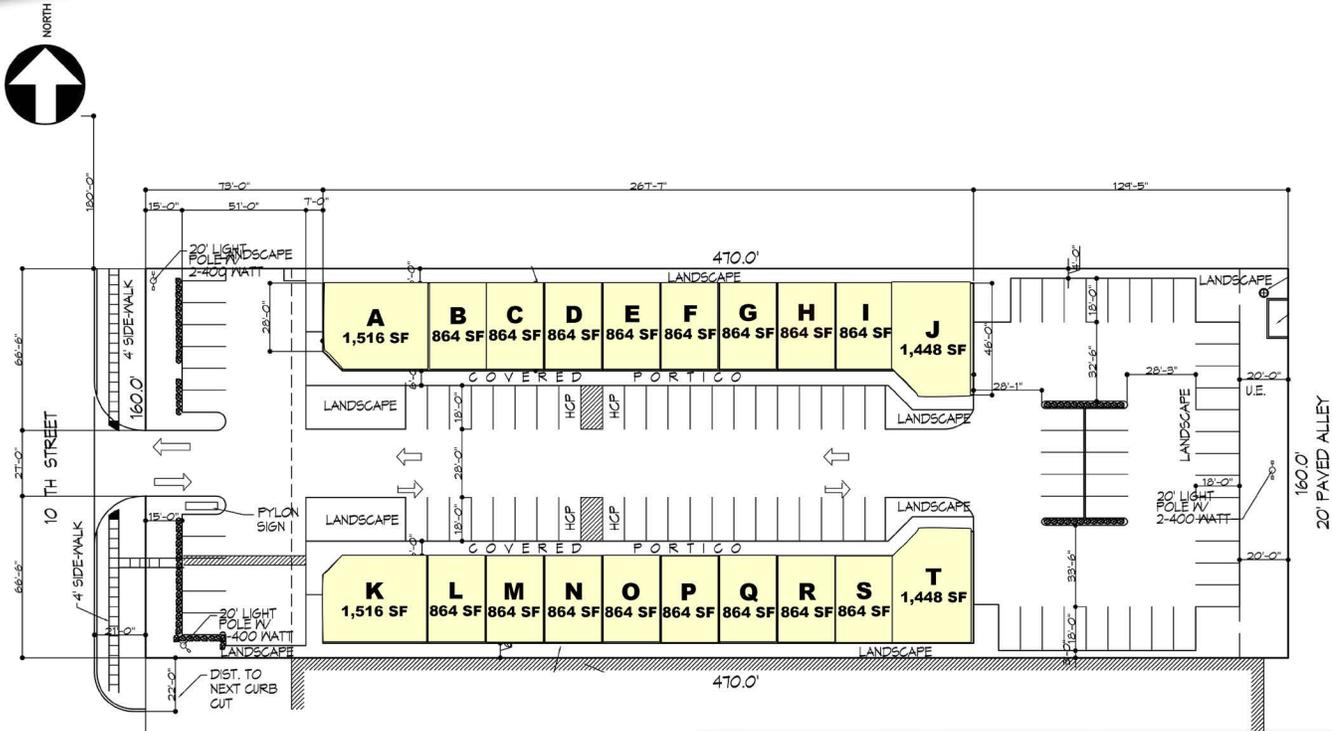
10th St: 30,057 VPD
(TXDOT 2021)

AREA RETAILERS



Sergio Adame, CCIM
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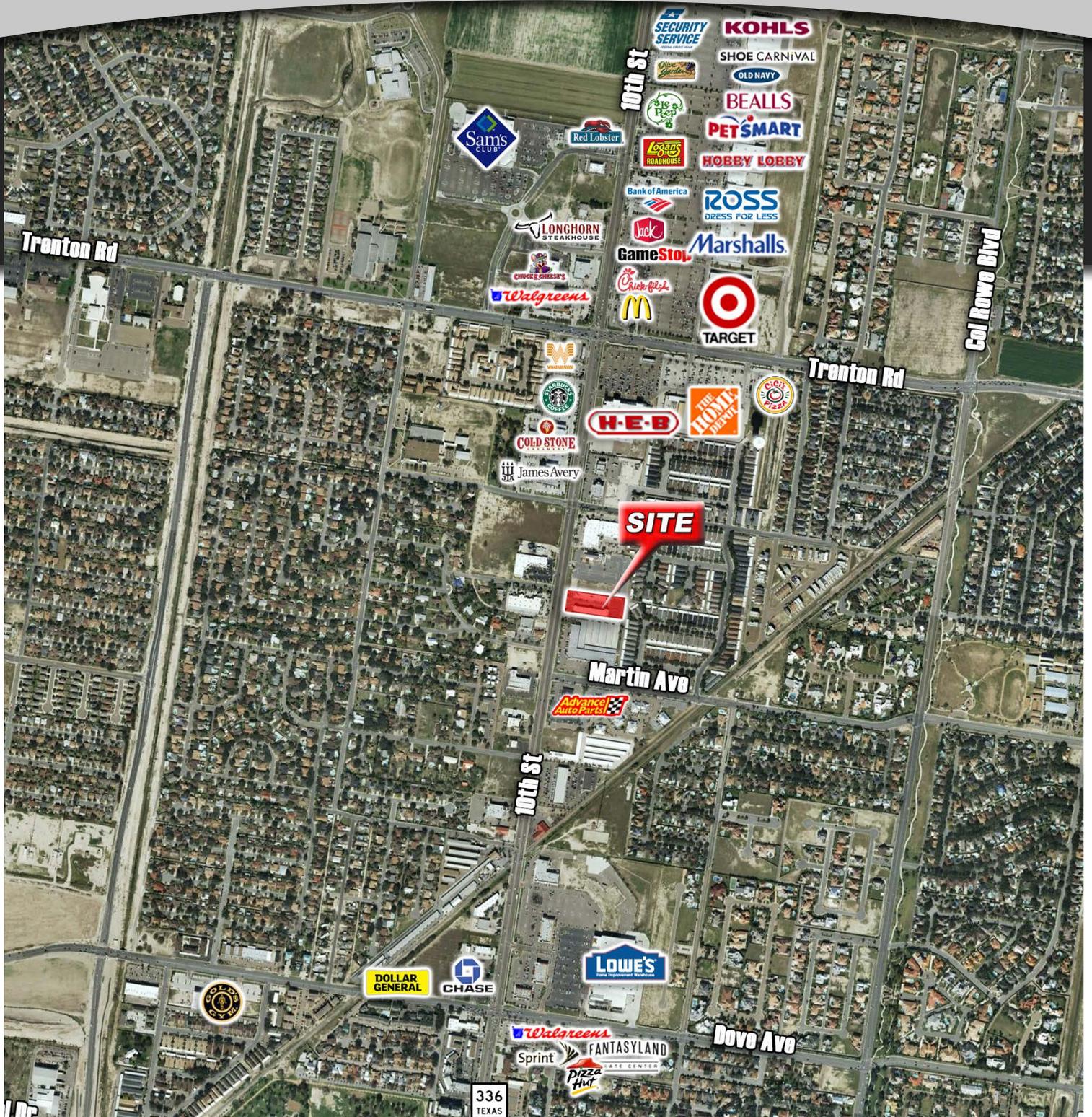
Suite	Tenant	SF
A	Aramat Pilates & Spa	1,516
B	Strong Point	864
C	Yoga Breathe	864
D	Farmers Insurance	864
E	Supreme Lending	864
F	RGV Device Doctor	864
G	Clarissa's Organic Beauty	864
H	Hair Paint	864
I	Nutri Shop	864
J	Etoile de Paris	1,448
K	AR Fitness	1,516
L	GC Salon	864
M	The Printshop	864
N	Massage Clinic	864
O	Classy Gentlemen Barbershop	864
P	Puff N Stuff	864
Q	Alfa Ship Trading, LLC	864
R	The Secret Garden Floral & Events	864
S	Super Ink Jet	864
T	Dubai Salon & Skincare	1,448



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Population Summary			
2000 Total Population	9,485	56,436	152,424
2010 Total Population	11,502	82,011	204,443
2021 Total Population	12,172	97,669	238,170
2021 Group Quarters	0	297	2,109
2026 Total Population	12,784	105,040	254,002
2021-2026 Annual Rate	0.99%	1.47%	1.30%
2021 Total Daytime Population	14,788	109,265	266,222
Workers	8,267	56,749	130,333
Residents	6,521	52,516	135,889
Household Summary			
2000 Households	3,118	18,421	46,756
2000 Average Household Size	3.04	3.04	3.21
2010 Households	3,815	27,009	64,548
2010 Average Household Size	3.01	3.03	3.14
2021 Households	4,019	32,153	75,238
2021 Average Household Size	3.03	3.03	3.14
2026 Households	4,217	34,557	80,268
2026 Average Household Size	3.03	3.03	3.14
2021-2026 Annual Rate	0.97%	1.45%	1.30%
2010 Families	3,009	20,785	49,791
2010 Average Family Size	3.40	3.48	3.59
2021 Families	3,142	24,581	57,680
2021 Average Family Size	3.43	3.49	3.61
2026 Families	3,290	26,371	61,413
2026 Average Family Size	3.44	3.50	3.61
2021-2026 Annual Rate	0.92%	1.42%	1.26%
Housing Unit Summary			
2000 Housing Units	3,362	21,168	53,817
Owner Occupied Housing Units	58.5%	58.8%	55.6%
Renter Occupied Housing Units	34.2%	28.2%	31.3%
Vacant Housing Units	7.3%	13.0%	13.1%
2010 Housing Units	4,044	29,135	70,648
Owner Occupied Housing Units	63.2%	59.9%	55.2%
Renter Occupied Housing Units	31.2%	32.8%	36.2%
Vacant Housing Units	5.7%	7.3%	8.6%
2021 Housing Units	4,301	34,921	82,730
Owner Occupied Housing Units	63.6%	59.9%	56.2%
Renter Occupied Housing Units	29.8%	32.2%	34.7%
Vacant Housing Units	6.6%	7.9%	9.1%
2026 Housing Units	4,520	37,568	88,323
Owner Occupied Housing Units	65.0%	61.1%	57.5%
Renter Occupied Housing Units	28.3%	30.9%	33.4%
Vacant Housing Units	6.7%	8.0%	9.1%
Median Household Income			
2021	\$76,041	\$63,471	\$50,615
2026	\$79,786	\$70,655	\$55,011
Median Home Value			
2021	\$201,652	\$187,395	\$163,704
2026	\$286,243	\$271,982	\$254,935
Per Capita Income			
2021	\$34,059	\$28,377	\$22,067
2026	\$37,624	\$31,961	\$24,872
Median Age			
2010	33.4	31.9	30.1
2021	34.9	33.6	32.0
2026	36.2	34.1	32.9



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