

SHARY TOWN PLAZA

Located along Shary Rd just north of Expressway 83



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SHARY TOWN PLAZA

209 N. Shary Rd. | Mission, Texas



Est. Gross Leasable Area
5,475 SqFt

Rent Rate:

Inline: \$42 + \$5 NNN

Endcap: \$45 + \$5 NNN

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Leasing Plan

Bldg. A



Front





Est. Gross Leasable Area
18,560 SqFt

Rent Rate:

Inline: \$34-36 + \$5 NNN

Endcap: \$45 + \$5 NNN

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Site Plan

Leasable Area

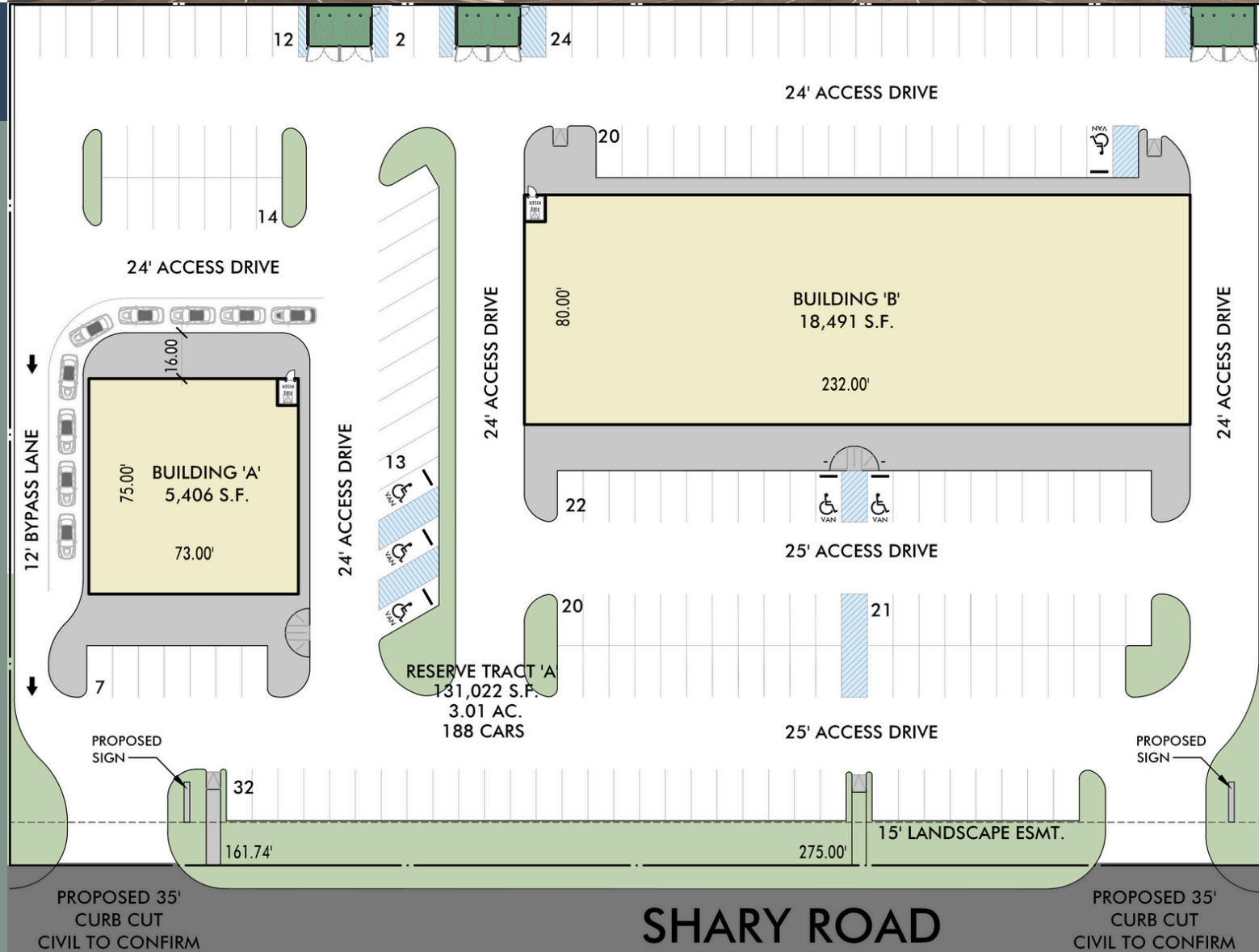
24,000
SqFt

Total Parking Spaces

187
Spaces

Drive-Thru

3
Spaces



Area Map



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Perspectives



209 N. Shary Rd. | Mission, Texas

Building B



301 N. Shary Rd. | Mission, Texas

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	Description
Asking rent	\$3 Inline + NNN \$3.75 end cap + NNN Monthly \$36 Inline + NNN \$45 end cap + NNN Annually
NNN	\$6/ SF
Delivery Condition	Grey Shell
Tenant Improvement	\$30.00/ SF
Minimum Term	5 Years

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2021 Population	12,392	95,260	230,147
Avg. HH Income	\$55,612	\$68,976	\$46,564

2021 Traffic Stats (Shary Rd.)



40,000 VPD

AVG. HH INCOME 3 Miles



\$68,976