

FOR LEASE

4117 S. Staples St, Corpus Christi



PROPERTY DESCRIPTION

This ±370,000 SF power center anchored by Wal-Mart Supercenter includes 42,000 SF of in-line retail. Centrally located near SPID, the property offers excellent visibility, strong traffic, and pylon signage on S. Staples Street and Gollihar Road. Multiple suites are available, including second-generation medical, office, and retail spaces.

- Suite 140 | 4,200 SF | Former SurePoint ER (Medical)
- Suite 230 | 1,400 SF | Former Fit Life Chiropractic
- Suite 250 | 2,100 SF | Vacant Shell (Plumbing Stub-Outs)
- Suite 280 | 1,400 SF | Former State Farm Insurance
- Suite 300 | 8,000 SF | Former AC Dental

Lease Rate: \$18.00-\$22.00/SF/Year (NNN)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	12,886	102,068	212,975
DAYTIME	10,335	73,610	143,795
AVG HH INCOME	\$82,072	\$82,483	\$87,413

Trent Chastain

(512) 415-2308

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 DYLAN COMMERCIAL REALTY

PARKDALE PLAZA

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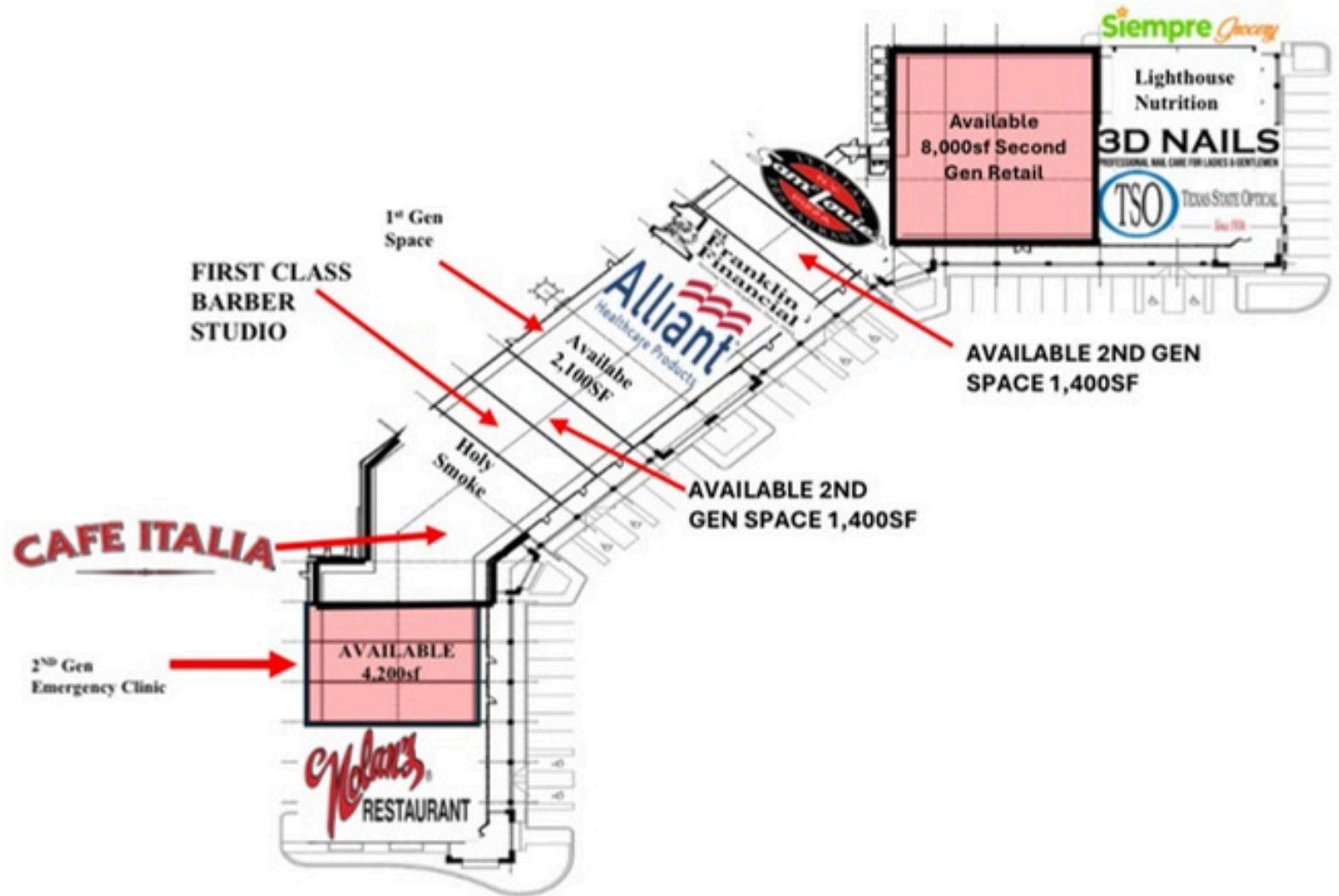
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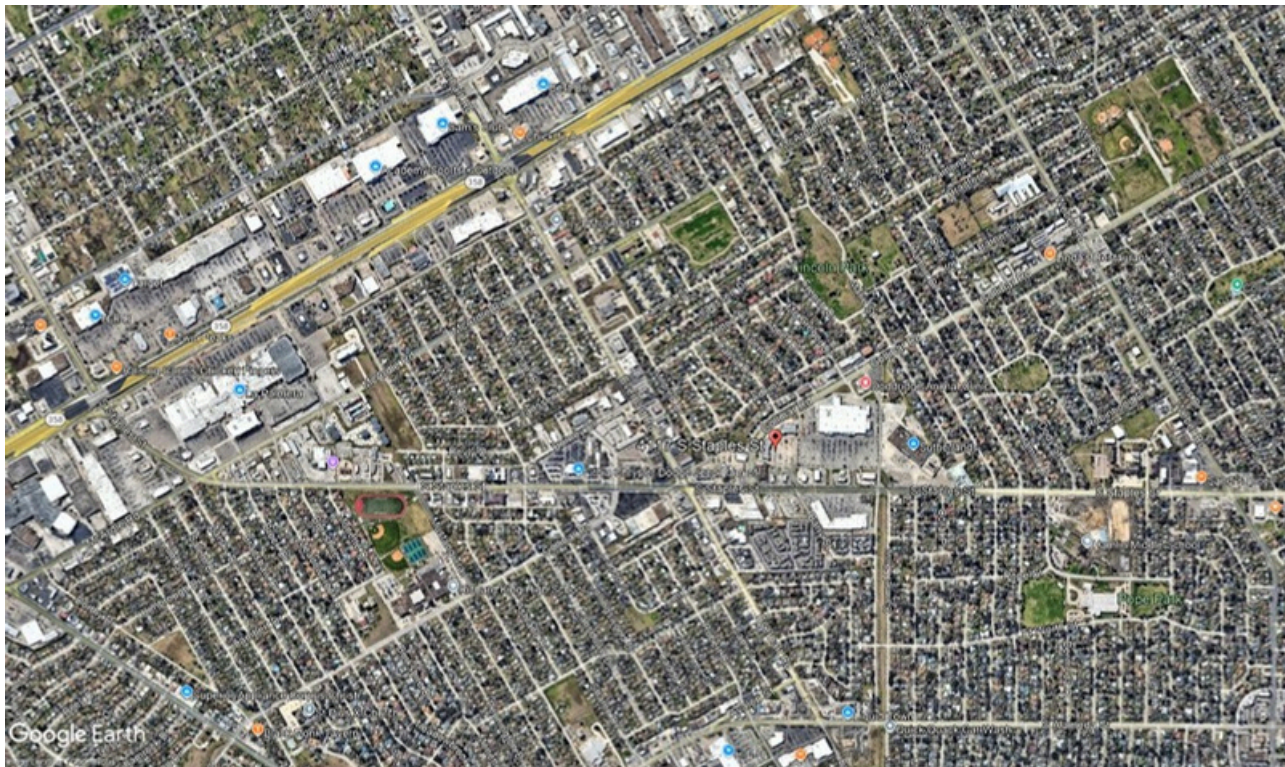
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