

# FOR LEASE

**410 Padre Blvd, South Padre Island, TX 78597**  
 Latitude and Longitude | 26.087112, - 97.163611  
 Available Space | 899 - 8,095 SQ.FT







## Highlights

- South Padre Island is a popular vacation destination
- Surrounded by Hotel Resorts walking distance
- Lots of retail, restaurants hotels, condos within 1 mile radius
- Right in the entrance of South Padre Island
- High traffic area and strong visibility.

## Traffic Count

- US Highway 83 & Price Rd: 110,000 VPD

## Nearest

			
<b>HOSPITAL</b>	<b>AIRPORT</b>	<b>PORT</b>	<b>INTERNATIONAL</b>
🕒 44 min 🚗 26.9 mi	🕒 35 min 🚗 24.1 mi	🕒 24 min 🚗 19.9 mi	🕒 42 min 🚗 25.9 mi

The information contained herein was obtained from sources deemed reliable; however, Origo Works makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



REAL ESTATE

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## Available Space

Suite 107-A	899 SQFT
Suite 109	1,378 SQFT
Suite 110	8,095 SQFT
Suite 112	1,156 SQFT

## Current Tenants

Suite 101	Russo's Pizzeria	5,912 SF
Suite 102	Kohnami	3,846 SF
Suite 103	Island Style	4,982 SF
Suite 104	Calacas	5,539 SF
Suite 106	Fieldmans	7,497 SF
Suite 108	Johnny Rockets	3,057 SF
Suite 111	Los Pescadores	3,446 SF
Suite 113	Tropical Smoothie	1,827 SF

## Gross Leasable Area

47,634 SF

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## Demographics

Population	1 Mile	3 Mile	5 Mile
	607	3,709	7,362

Daytime Population	1 Mile	3 Mile	5 Mile
	2,947	8,671	13,323

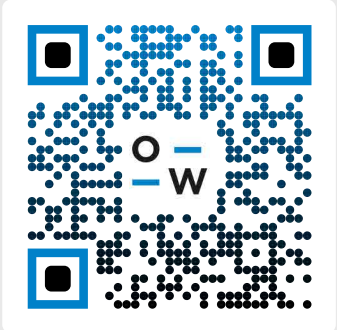
Median HH Income	1 Mile	3 Mile	5 Mile
	\$68,559	\$60,352	\$56,128



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