



PROPERTY OVERVIEW

The Shoppes at the Grove is located in the heart of Sharyland Plantation, only two miles south of I-69 and less than a mile from Military Highway. The shopping center is surrounded in an area with high residential density and multi-family housing. The location offers excellent visibility with steady traffic along Shary Road. This shopping center is steps from a T-Mobile Call Center housing nearly 1,000 employees. It is also situated in close proximity to:

- University of Phoenix
- Walmart Supercenter
- International Bank

PROPERTY SIZE:	25,919 SF	
AVAILABLE SPACES:	2,026	1,115
	1,133	1,466
	1,538	1,583
	839	1,200
	1,329	

TRAPHIC COUNTS

Shary Road +/- 20,000 Cars Per Day

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population:	7,326	39,526	117,714
Average HH Income:	\$80,001	\$64,320	\$56,590



FOR LEASING INFORMATION:

Dan Cantu
M: 956.227.0505
dan@aurielinvestments.com

Esmie Lopez | esmie@aurielinvestments.com
M: 956.227.0283
O: 956.661.8888

aurielinvestments.com

TENANT MIX

SUITE	SQFT	TENANT	SUITE	SQFT	TENANT
100	3,627	Lada 52	425	1,115	Available
150	2,026	Available	450	1,466	Available
200	1,133	Available	500	1,583	Available
250	1,576	New Styles	550	1,217	International Post Office
300	1,538	Available	600	1,200	Available
325	839	Available	650	1,200	Bucks Pizza
350	1,570	Empalmas el Barbas	700	1,197	Patomar
400	1,329	Available	800	2,403	El Gordo Meat Market

SITE PLAN

LEASED
 AVAILABLE



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