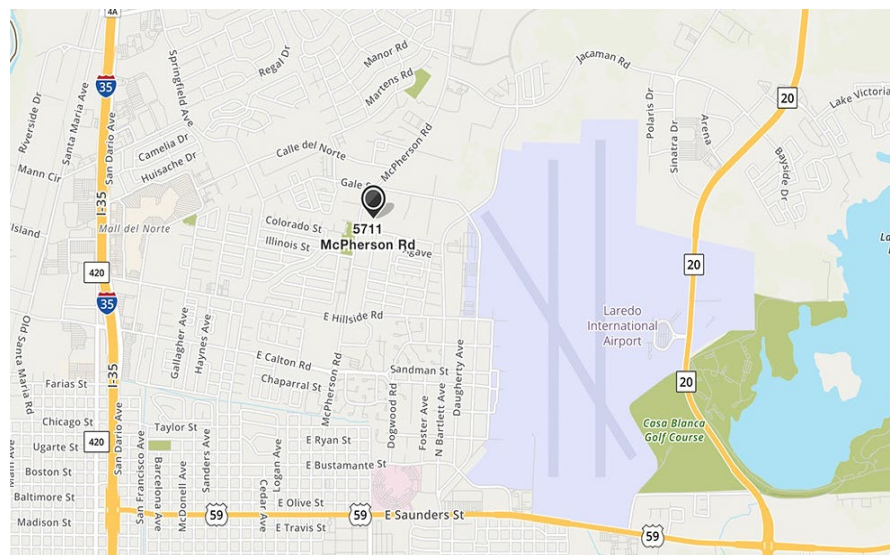




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## Location Description

Office suites available for lease in central Laredo, Texas. Located with frontage to McPherson Rd. in a high traffic area near restaurants, retail and residential area.



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**5711 McPherson Rd.**

LAREDO, TX

**Office Space  
For Lease**

**Total Building Size:** 18,202 SF

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**Available Suites:**

- Suite 106: 3,000 SF
- Suite 109: 1,500 SF
- Suite 110: 1,500 SF
- Suite 200: 3,030 SF

**Minimum Divisible:** 1,500 SF

**Traffic Count:** 39,000 VPD

1 Mile: 18,246

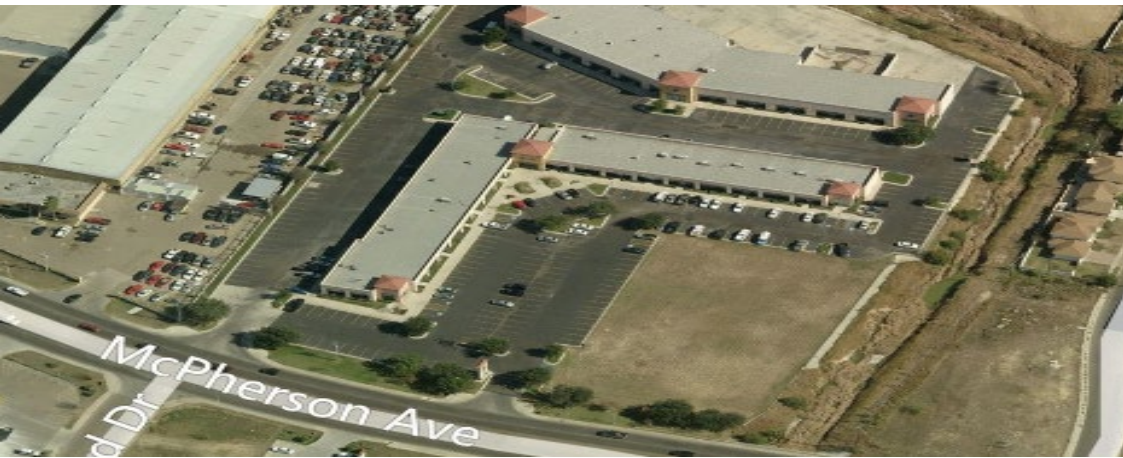
**Population:** 3 Miles: 110,711

5 Miles: 206,729

1 Mile: \$53,402

**Avg. HH Income:** 3 Miles: \$49,627

5 Miles: \$56,354



**Site Plan**



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