

FOR LEASE SUN PLAZA CENTER



★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★

5301 EVERHART RD | CORPUS CHRISTI, TX 78411



PROPERTY DESCRIPTION

Prime retail center located in the heart of Corpus Christi's premier business and retail corridor, just off South Padre Island Drive. This well-established property is currently undergoing a full renovation and is scheduled to deliver for tenant occupancy in late 2026. The center is anchored by Sherwin-Williams and Koi Sushi and Hibachi Restaurant, offering strong daily traffic and visibility. Retail suites ranging from approximately 1,500 SF to 10,000 SF are available.

PROPERTY HIGHLIGHTS

- Prime Established Location
- Signaled Intersection / High Traffic Counts
- Newly Remodeled
- Excellent Visibility and Signage
- Across Everhart Road from Sam's Club

MARK ADAME, CCIM, SIOR

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OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units Available:	Multiple
Available SF:	1,500 - 10,000 SF
Lot Size:	2.5 Acres
Building Size:	38,544 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,778	49,764	81,812
Total Population	12,622	126,927	216,254
Average HH Income	\$73,725	\$83,323	\$87,734

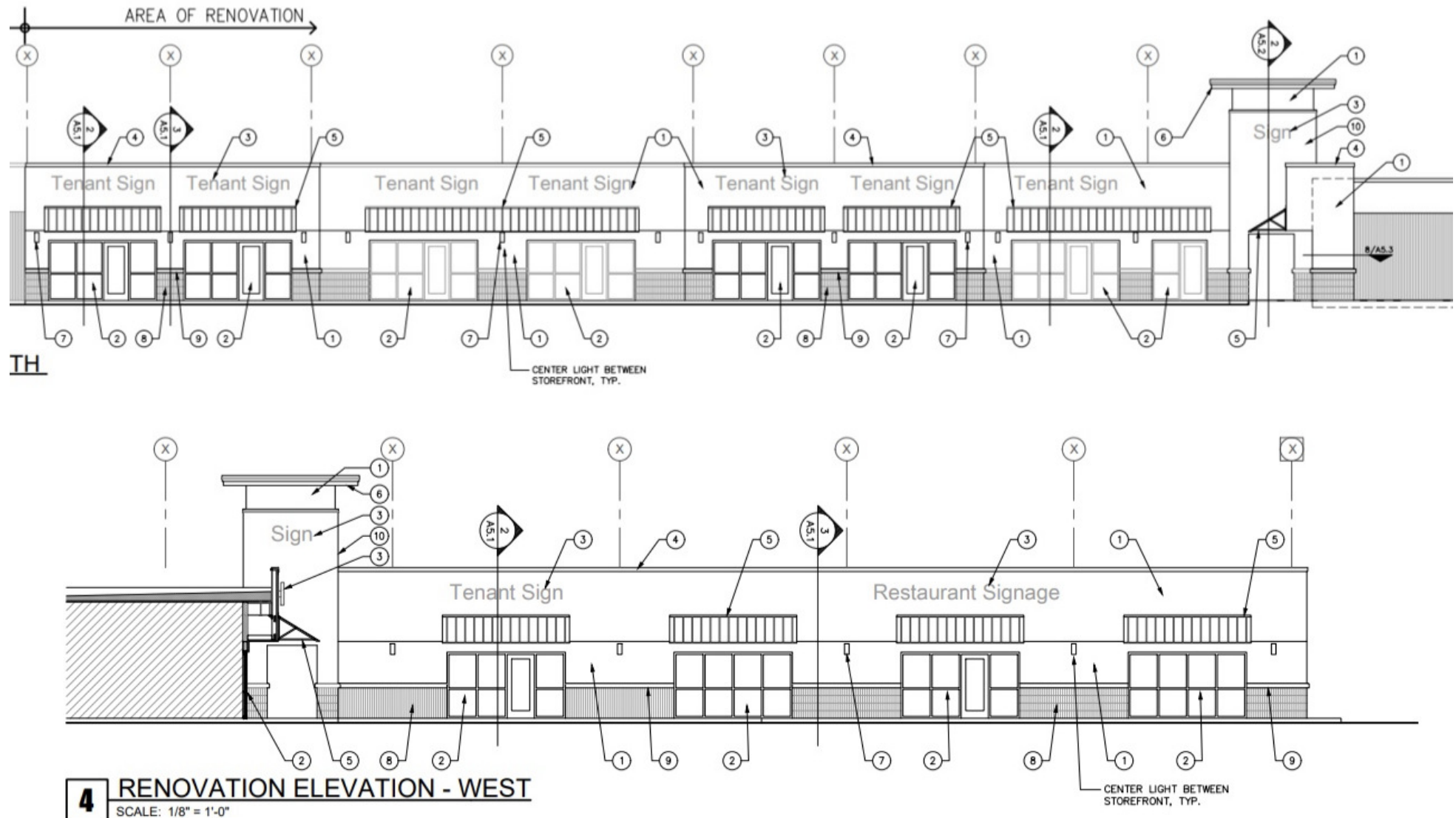
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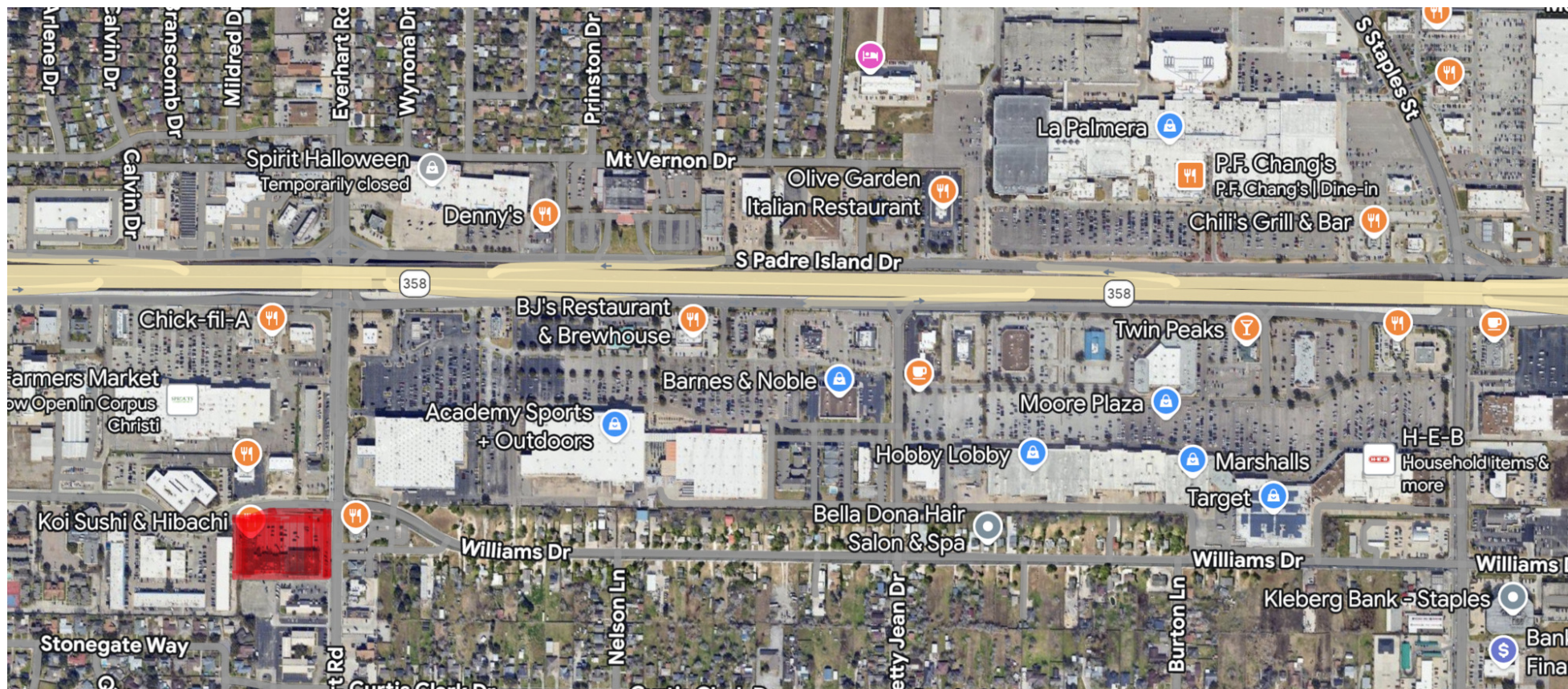
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ADAME

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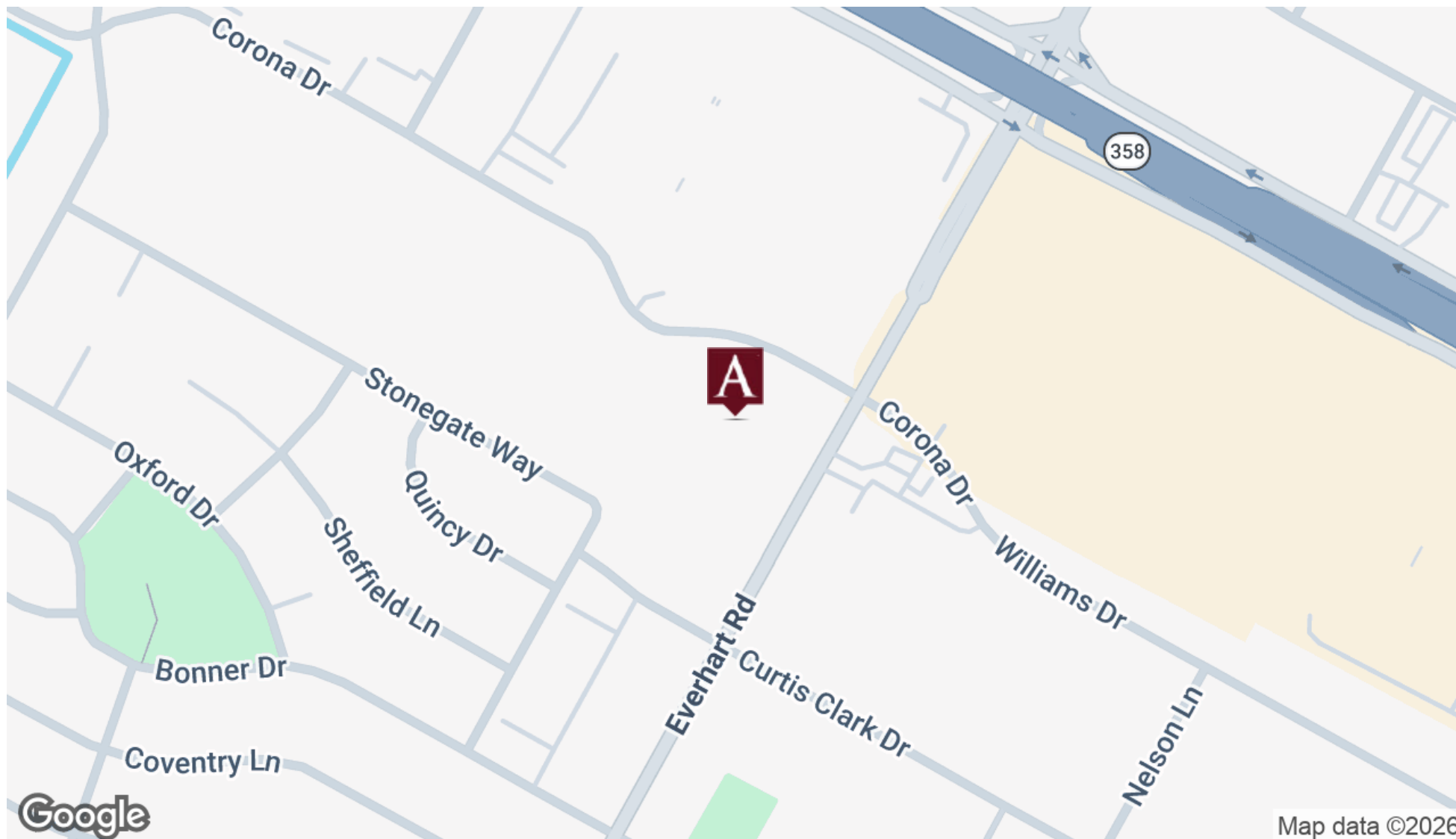
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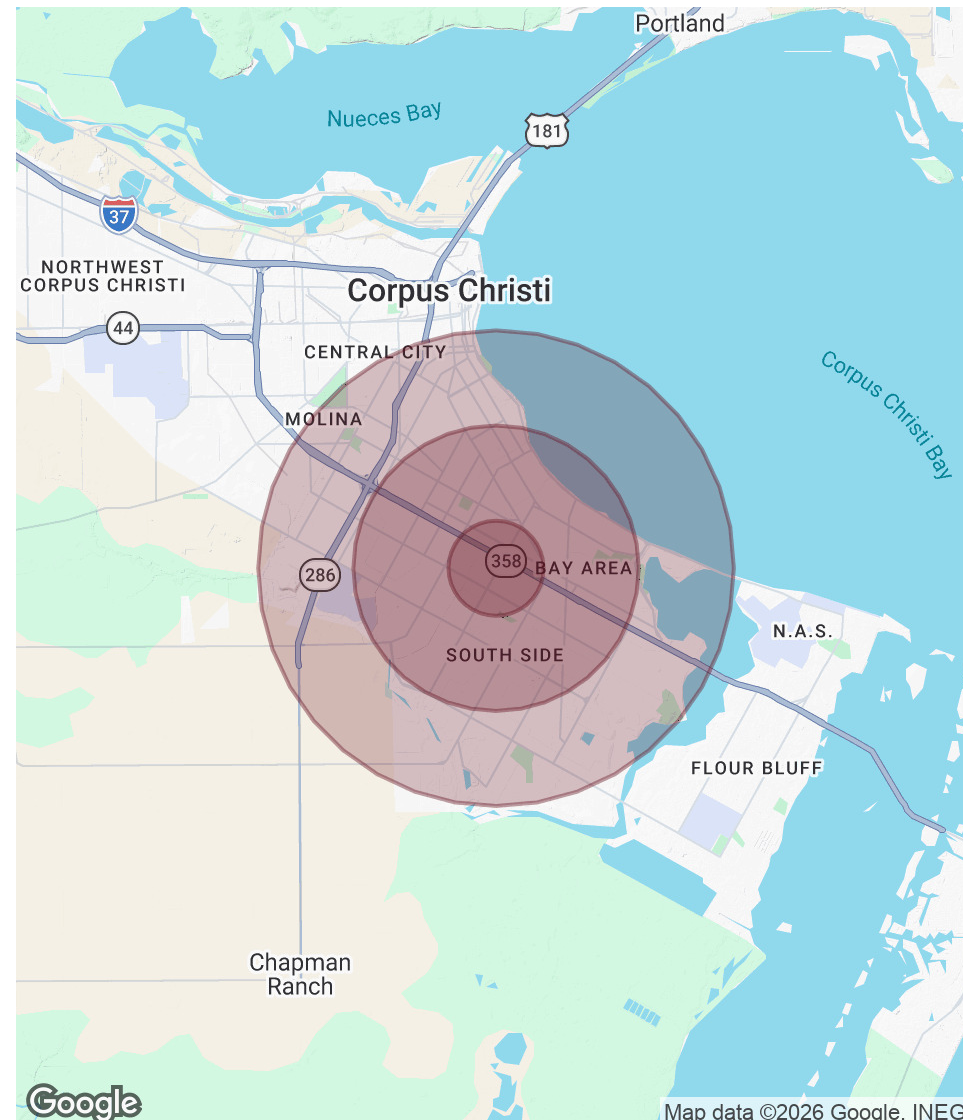
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,622	126,927	216,254
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,778	49,764	81,812
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$73,725	\$83,323	\$87,734
Average House Value	\$200,830	\$229,058	\$233,408

2020 American Community Survey (ACS)



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