

FOR LEASE

PADRE STATION

14457 S. Padre Island Dr. | Corpus Christi, Texas 78418



PROPERTY INFORMATION

PROPERTY DESCRIPTION:

New construction, ready for immediate occupancy! Padre Station has an ideal location at 14457 S. Padre Island Dr. (Park Rd. 22), Corpus Christi's main corridor to all of Padre Island's major tourist attractions and beaches. The site is just off of Hwy. 361, the route to Mustang Island and Port Aransas. The last few years have seen growth in terms of retail development, new restaurants, residential subdivisions and condominium projects. New development in the area is a response to the population growth of close to 2,000 residents from 2000 to 2007 within a five mile radius of Padre Station Shopping Center. The major intersection at South Padre Island Drive and Hwy. 361 has a recorded traffic count of 29,200 VPD (City of Corpus Christi, 2006).

SPACE AVAILABLE: 1,528 SF

BAY DEPTH: 56.5 FT

DEMOGRAPHICS: 5 Mile Radius of Padre Station

Year	Population	Households
2000	13,262	5,450
2007	15,306	6,433
2012	16,563	7,024



FOR MORE INFORMATION

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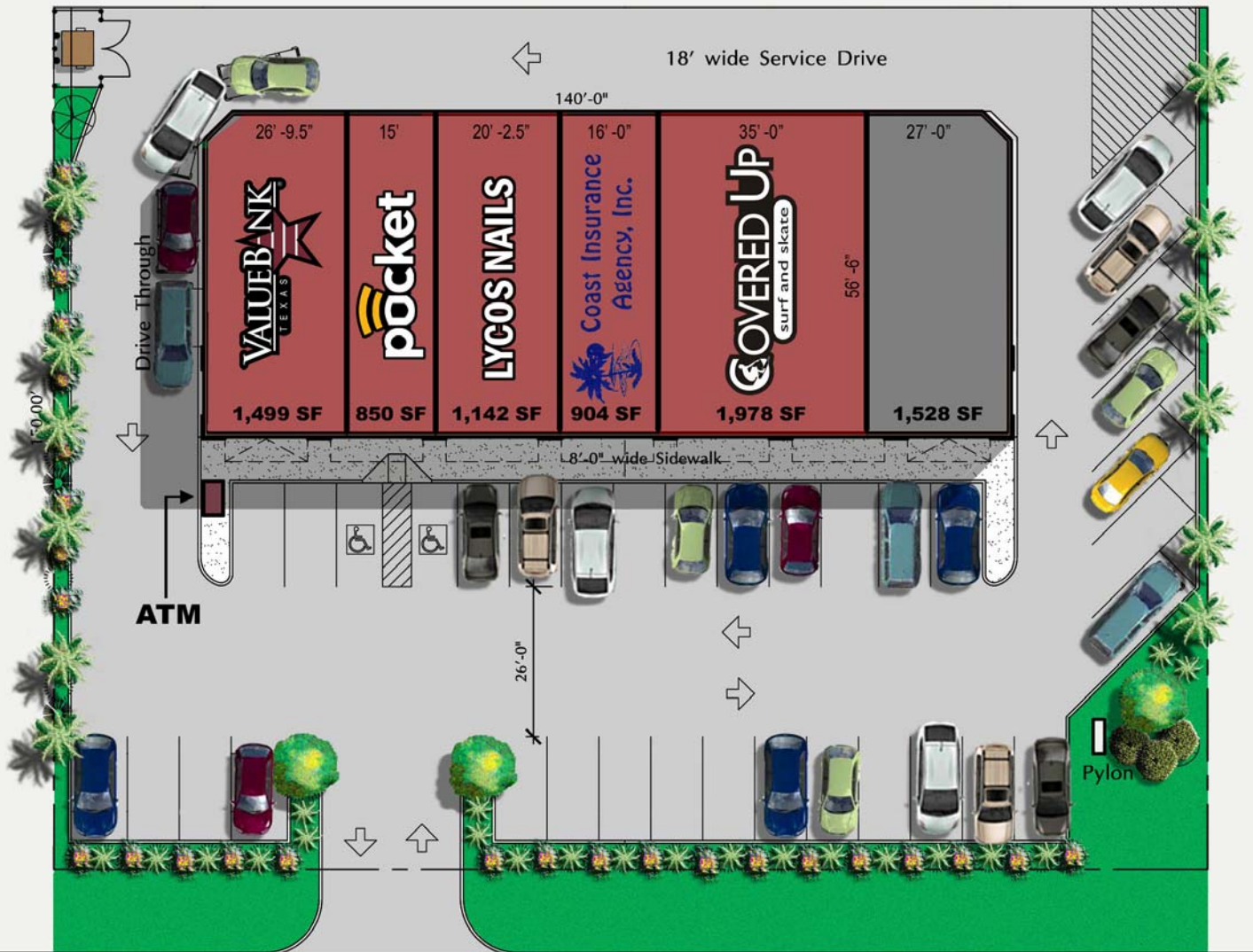


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SITE PLAN

PADRE STATION

14457 S. Padre Island Dr. | Corpus Christi, Texas 78418



South Padre Island Dr.

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