



FORMER BREWINGZ FOR LEASE OR BUILD-TO-SUIT

8740 SPENCER HIGHWAY, LA PORTE, TX 77471

Features

- 7,012 sq ft freestanding restaurant for lease
- 80,000 sq ft Land
- 2nd gen with vent hood and grease trap in place
- Lit intersection of Spencer Hwy and Somerton
- Owner will build-to-suit
- Pylon signage available
- Less than a mile from San Jacinto College, Walmart, HEB and ALDI
- Excellent reach of Pasadena / La Porte / Deer Park markets

FOR LEASE OR BUILD-TO-SUIT

BUILDING: 7,012

CONTACT FOR MORE INFORMATION

Traffic Counts

Spencer Hwy	23,772 VPD
East Blvd	16,574 VPD

Demographics

	YEAR: 2022	1 MILE	3 MILE	5 MILE
Population		10,579	76,331	145,085
Households		3,771	26,948	51,239
Daytime Population		9,950	71,165	160,706
Average Household Income		\$94,450	\$109,476	\$107,561

Paul Danziger

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Area Retailers & Businesses

