

**3,816 SQ FT FLEX SPACE**

**1216 & 1214 CENTER ST, PASADENA, TX 77506**

**FOR SALE OR LEASE**



Carlos Iglesias  
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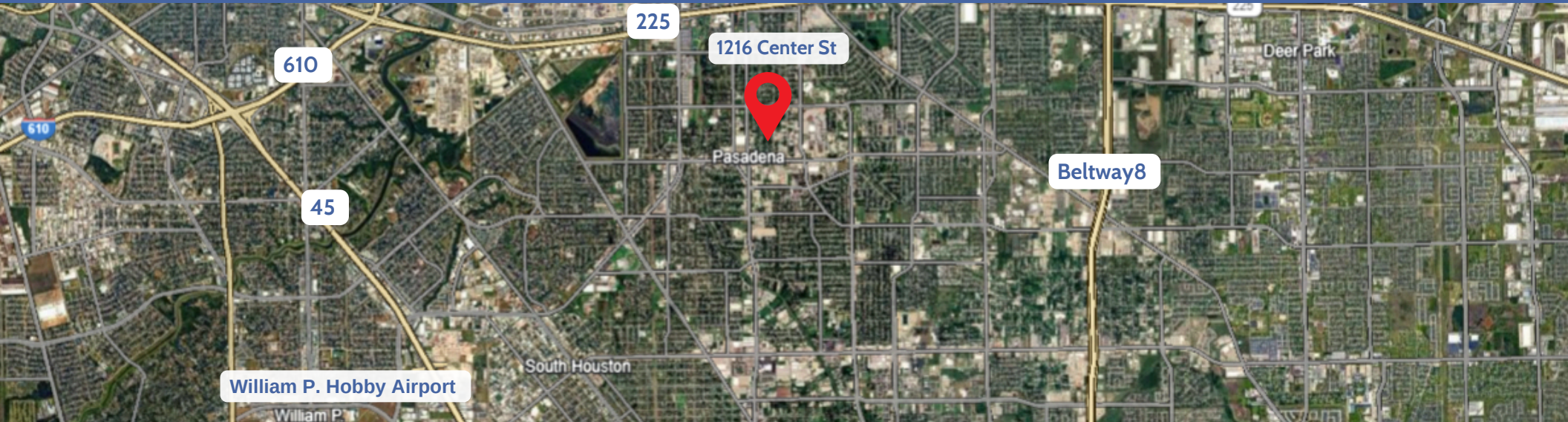
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8245 North Fwy Bldg A Houston, TX 77037



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## PROPERTY DESCRIPTION

Discover endless possibilities with this newly renovated (2024) 3,816 sq. ft. flex space, perfect for a variety of uses! This versatile property features a spacious storefront area ideal for retail, office, or showroom space, and a large warehouse section in the back, complete with a 12' overhead door for easy grade-level loading. Recently interior renovations and electrical updated.

An additional 530 sq. ft. storage building offers even more flexibility, while the fenced and gated yard provides secure truck access and unloading. Four paved parking spaces are located at the front, with extra yard space for additional parking needs.

Located on a high-traffic street just 1.5 miles from Texas Independence Hwy 225, this prime spot offers excellent visibility and convenience for your business.

This property has retail storefront and warehouse space with 12' overhead door for ease of access for operations on property.

## OFFERING SUMMARY

Sale Price	\$400,000
Lease Price	\$3,500 NNN Monthly
Property Type	Retail/ Auto Repair
Number of Bdgs/ Total Bldg. Area	1/ 3,816 SQ Ft
Year Built/Renovated	1960/2024
Lot Size	0.31 Acres
Parking Spaces	4

## PROPERTY HIGHLIGHTS

- Vacant property ready to use
- Located near Southmore Ave providing visibility and accessibility
- Recently Renovated Retail Space
- Outside of flood zones

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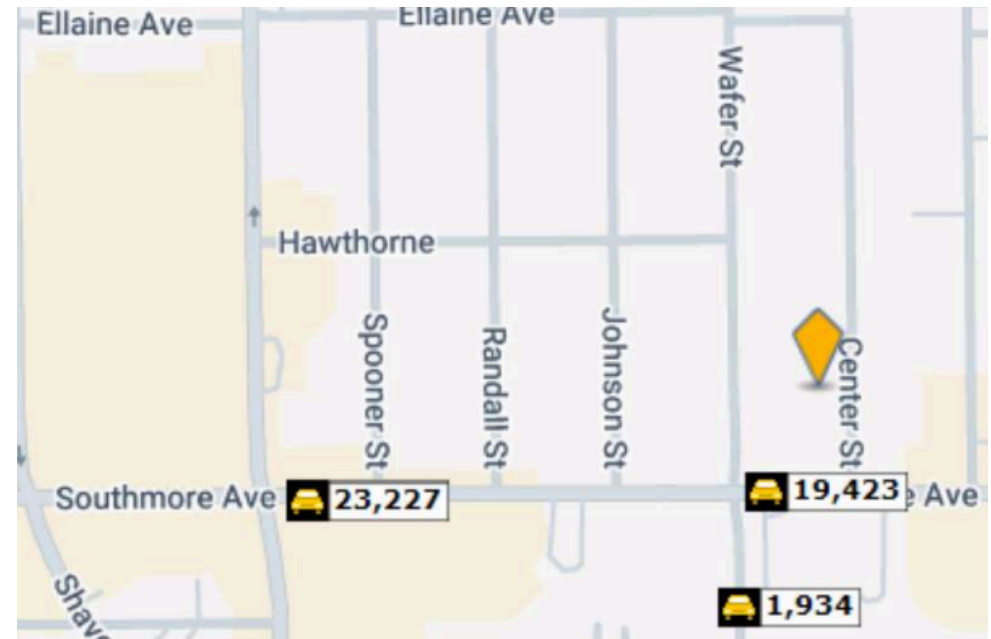
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## DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
<b>Population</b>			
2029 Projection	21,849	283,588	921,609
2024 Estimate	21,418	277,175	898,810
2020 Census	21,566	274,681	887,491
<b>Households</b>			
2029 Projection	6,554	92,296	308,473
2024 Estimate	6,428	90,189	300,652
2020 Census	6,510	89,592	297,236
<b>Avg HH Income</b>	\$57,182	\$65,719	\$74,556



## TRAFFIC STATISTICS

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> Southmore Ave	Wafer St	0.02 W	2022	19,303	MPSI	.06
<b>2</b> Southmore Ave	Wafer St	0.02 W	2021	19,423	MPSI	.06
<b>3</b> Wafer St	Southmore Ave	0.06 N	2022	1,934	MPSI	.12
<b>4</b> Pasadena Blvd	Ellsworth Dr	0.06 N	2022	16,709	MPSI	.23
<b>5</b> Southmore Ave	Main St	0.03 W	2018	21,697	MPSI	.27
<b>6</b> Southmore Ave	Main St	0.03 W	2022	23,227	MPSI	.27
<b>7</b> Pasadena Boulevard	Curtis Ave	0.02 S	2022	17,744	MPSI	.27
<b>8</b> Witter St	Beverly Ave	0.03 N	2022	1,158	MPSI	.29
<b>9</b> Southmore Ave	Pasadena Blvd	0.04 W	2022	10,148	MPSI	.29

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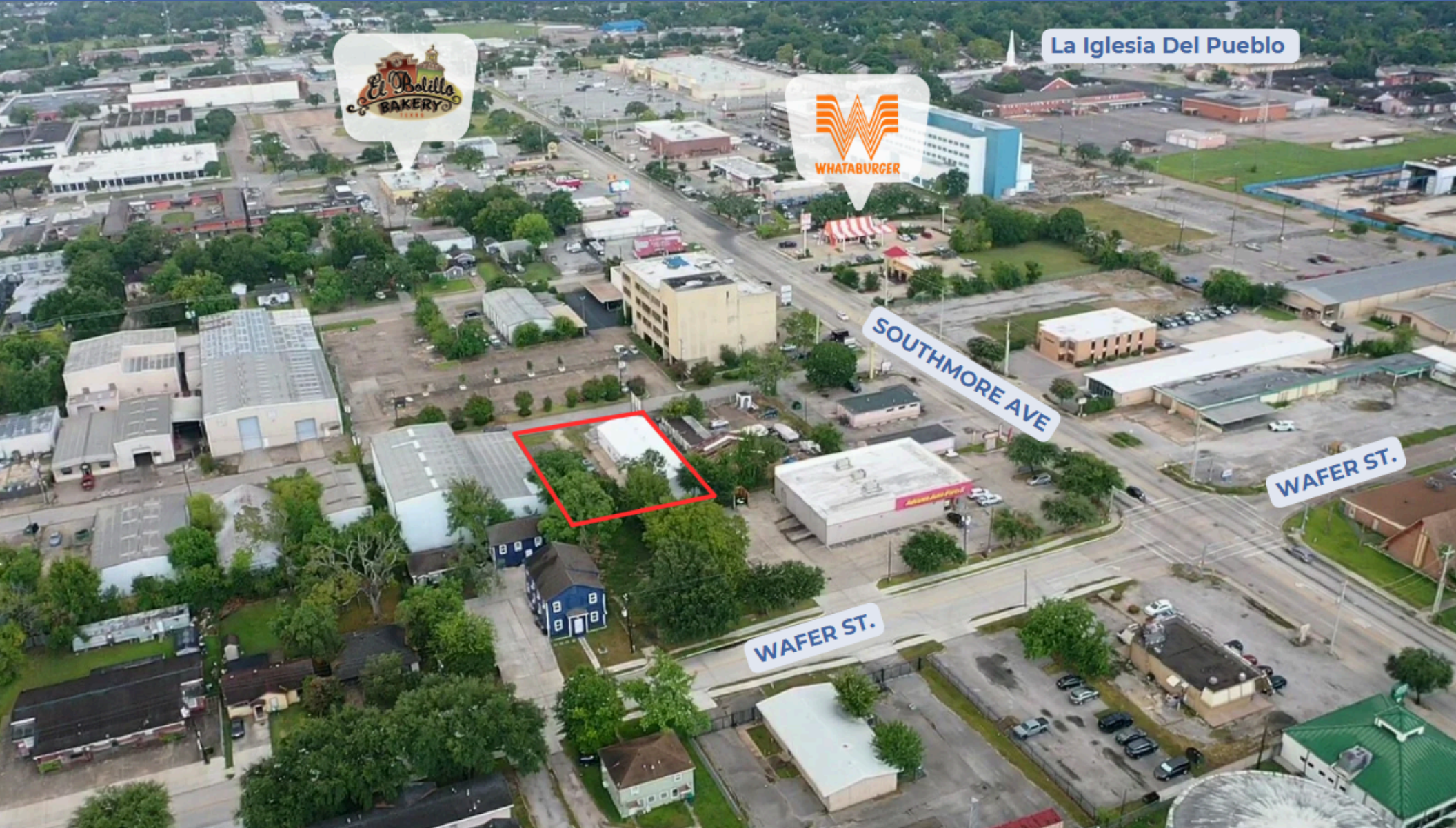
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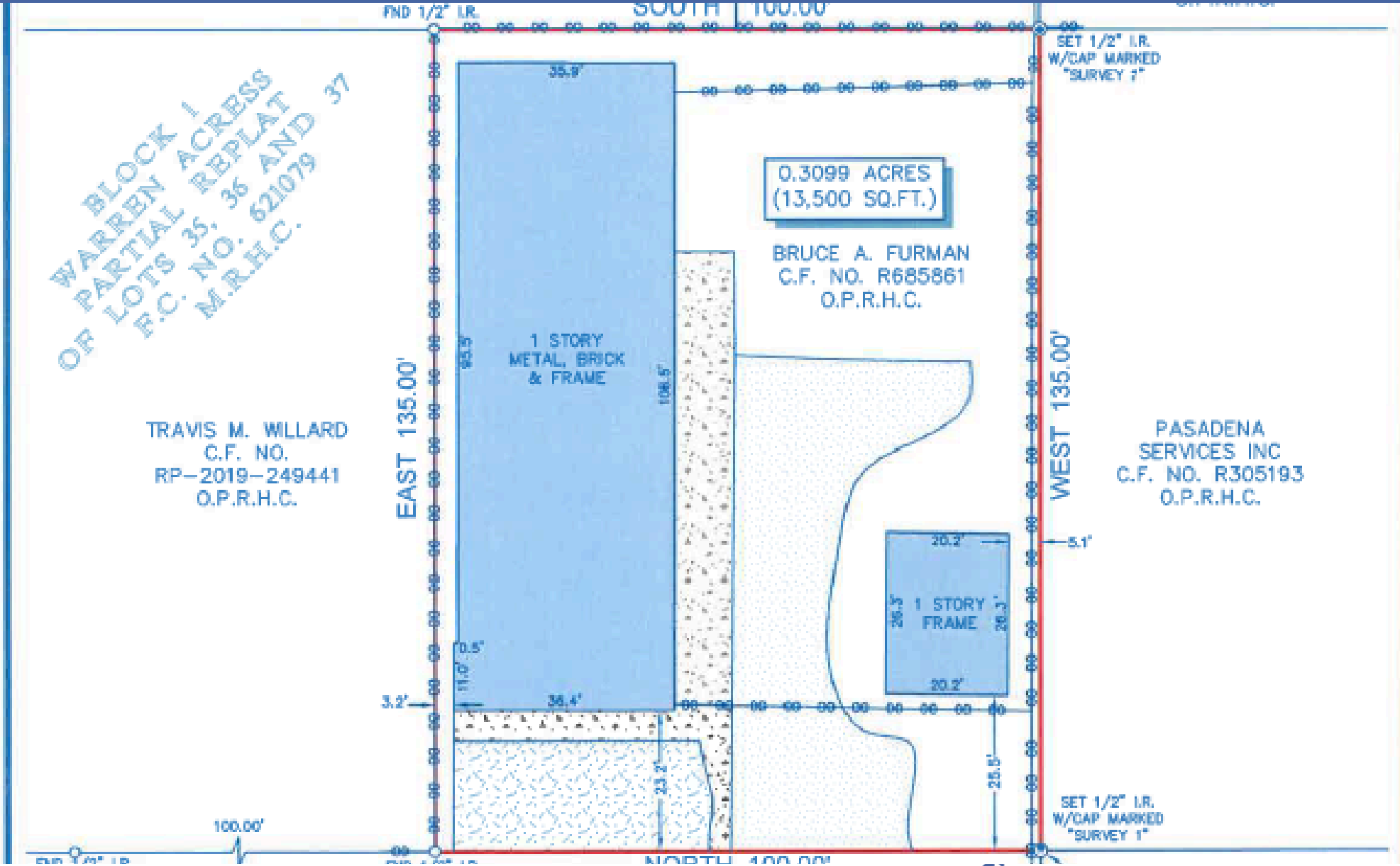
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