



FOR LEASE OFFICE WAREHOUSE | PEARLAND, TX

1,250 - 3,750 SF Available

Broadway Office Warehouse

6831 Broadway St. Pearland, TX 77581

Jason Ridenbaugh | *Managing Director*
jason@risegroupinvestments.com | (713) 347-2971

Rise Group Investments
827 North Loop W Houston, TX 77008
(713) 347-2991 | risegroupinvestments.com



DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2024 POPULATION	28,136	156,477	732,997
2024 HOUSEHOLDS	9,347	52,962	247,104
AVERAGE HOUSEHOLD INCOME	\$119,463	\$118,838	\$89,541
MEDIAN AGE HOUSEHOLD INCOME	\$100,378	\$94,132	\$66,558



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Call For Rate



Fully Insulated Warehouse



18 FT Clear Height



Heavy Power 3-Phase Available



Major Renovation In 2025



1-3 Grade Level OHDs

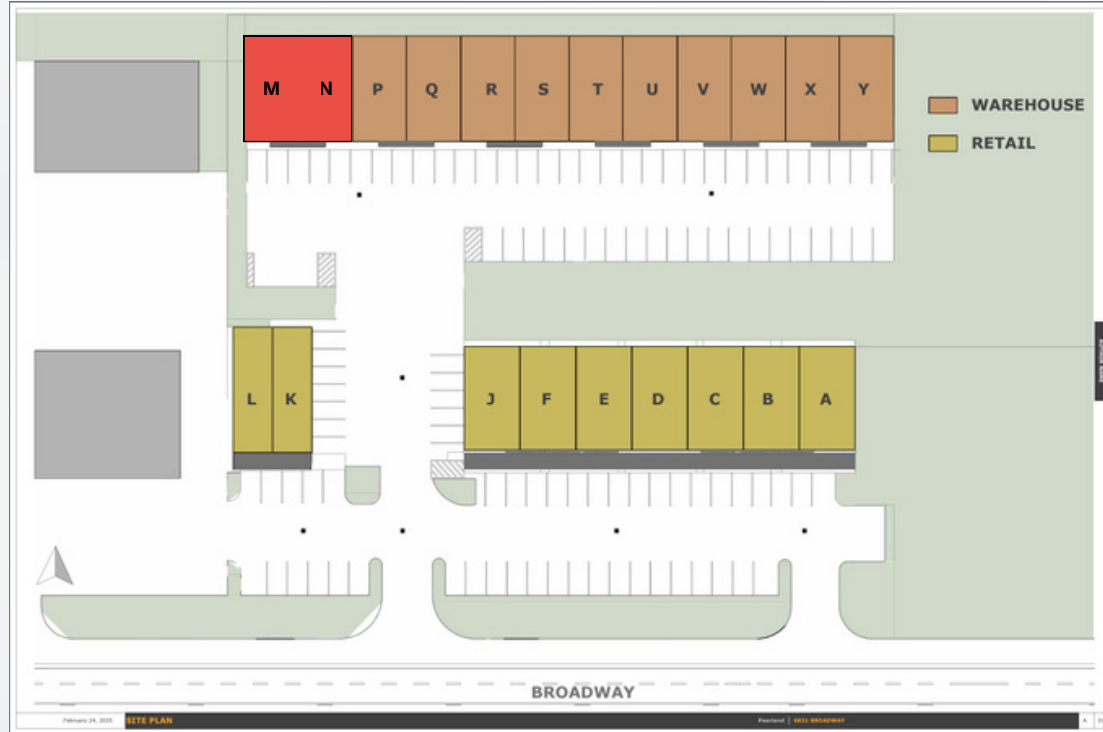


46,036 Vehicles Per Day

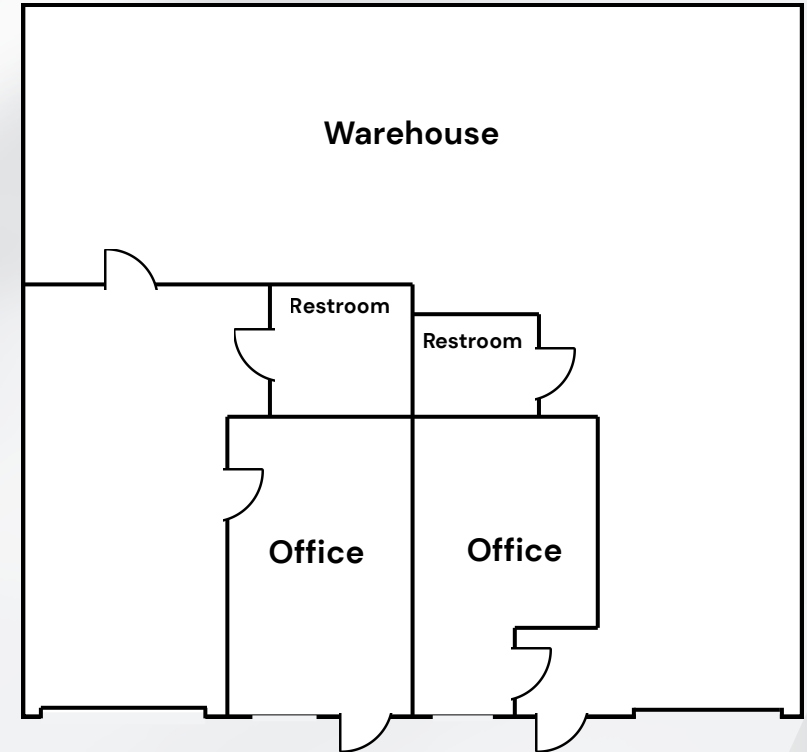
LOCATION HIGHLIGHTS

- Located in the heart of Pearland.
- Minutes from Sam Houston Parkway, Hwy 288, and Hwy 35.
- Numerous new developments in the area.
- Situated in a high density residential and commercial corridor.
- Easy access to retail, casual dining and fast food convenience.

SUITE M & N | 2,500 SF AVAILABLE

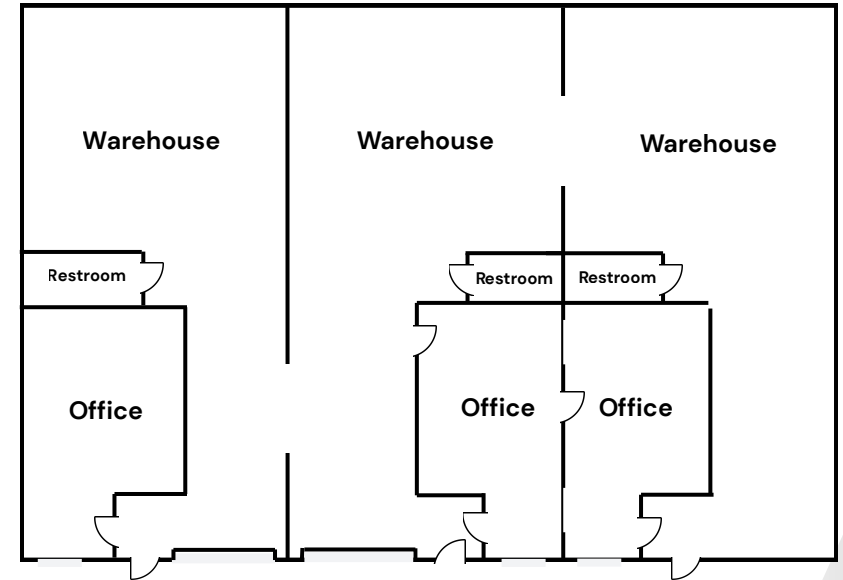
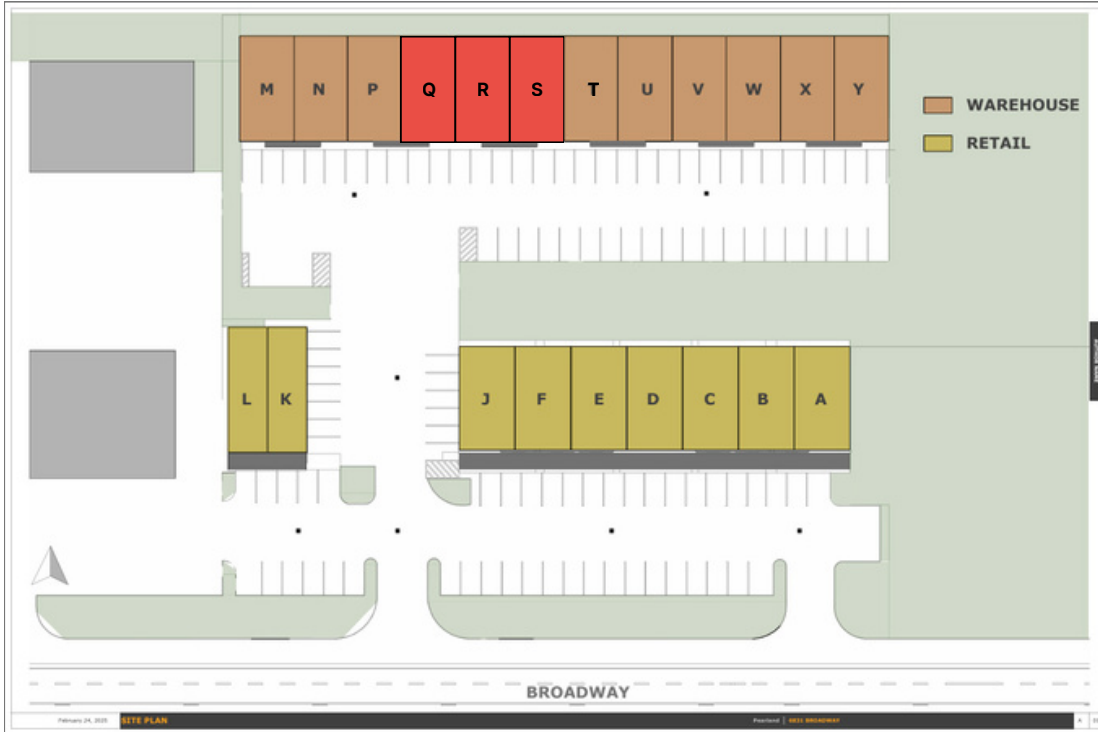


FLOOR PLAN

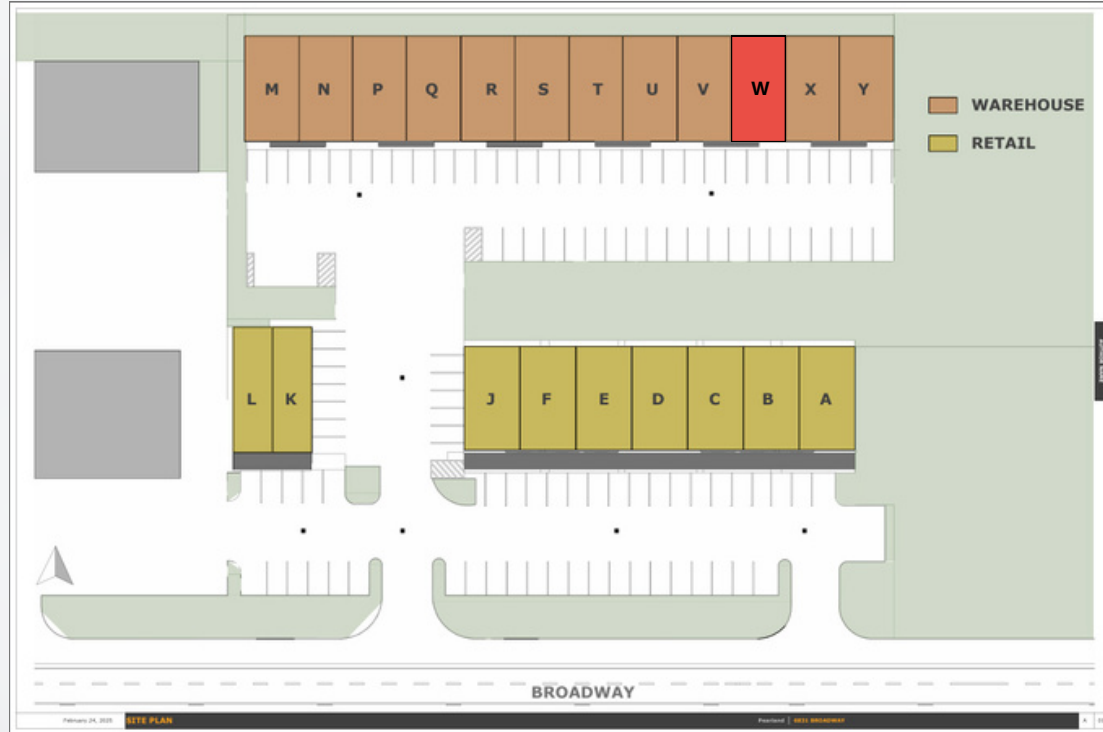


SUITE Q, R, S | 3,750 SF AVAILABLE (UNITS CAN BE COMBINED)

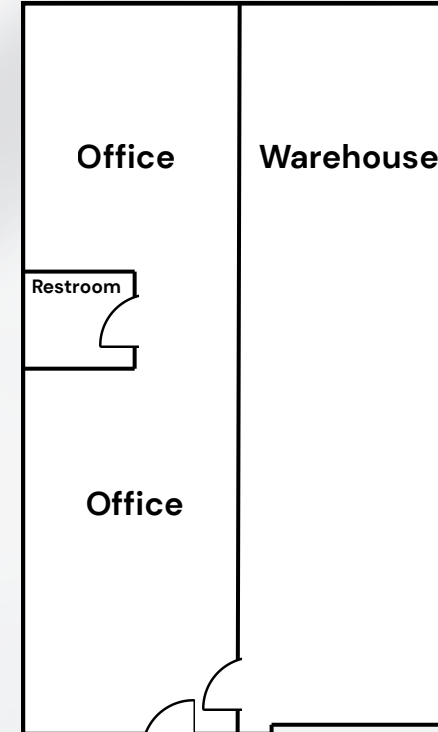
FLOOR PLAN



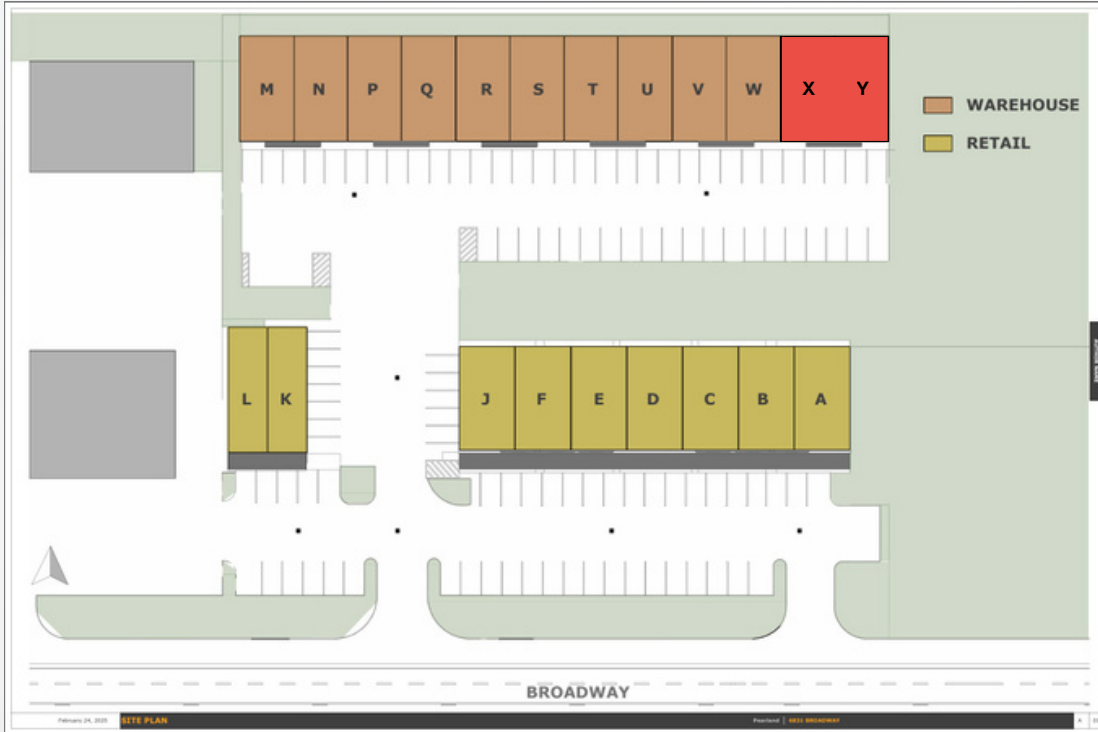
SUITE W | 1,250 SF AVAILABLE



FLOOR PLAN



SUITE X & Y | 2,500 SF AVAILABLE



FLOOR PLAN

