



The Colonial South Shopping Center is located at the southeast corner of South Post Oak McDermed Street just south of West Bellfort at 10431 South Post Oak. Adjacent to the existing 35,000-square-foot property, there is a .84-acre site available to ground lease or build-to-suit. The property is in an ideal location for businesses looking for a strong population demographic, with more than 450,000 people located within a 5-mile radius. In addition, Colonial South Center offers quick access to the 610 Loop, situated less than a mile north, and Highway 90 to the south. The property is located within 15 minutes of major employment centers, including: the Galleria, Greenway Plaza, the Texas Medical Center and Reliant Park. There are several retail centers in the area, including the Kroger directly across the property on S Post Oak, creating a strong retail environment.



\$149,071

AVERAGE HOUSEHOLD INCOME
[1 mile radius]



60,324

TOTAL NUMBER OF HOUSEHOLDS
[3 mile radius]



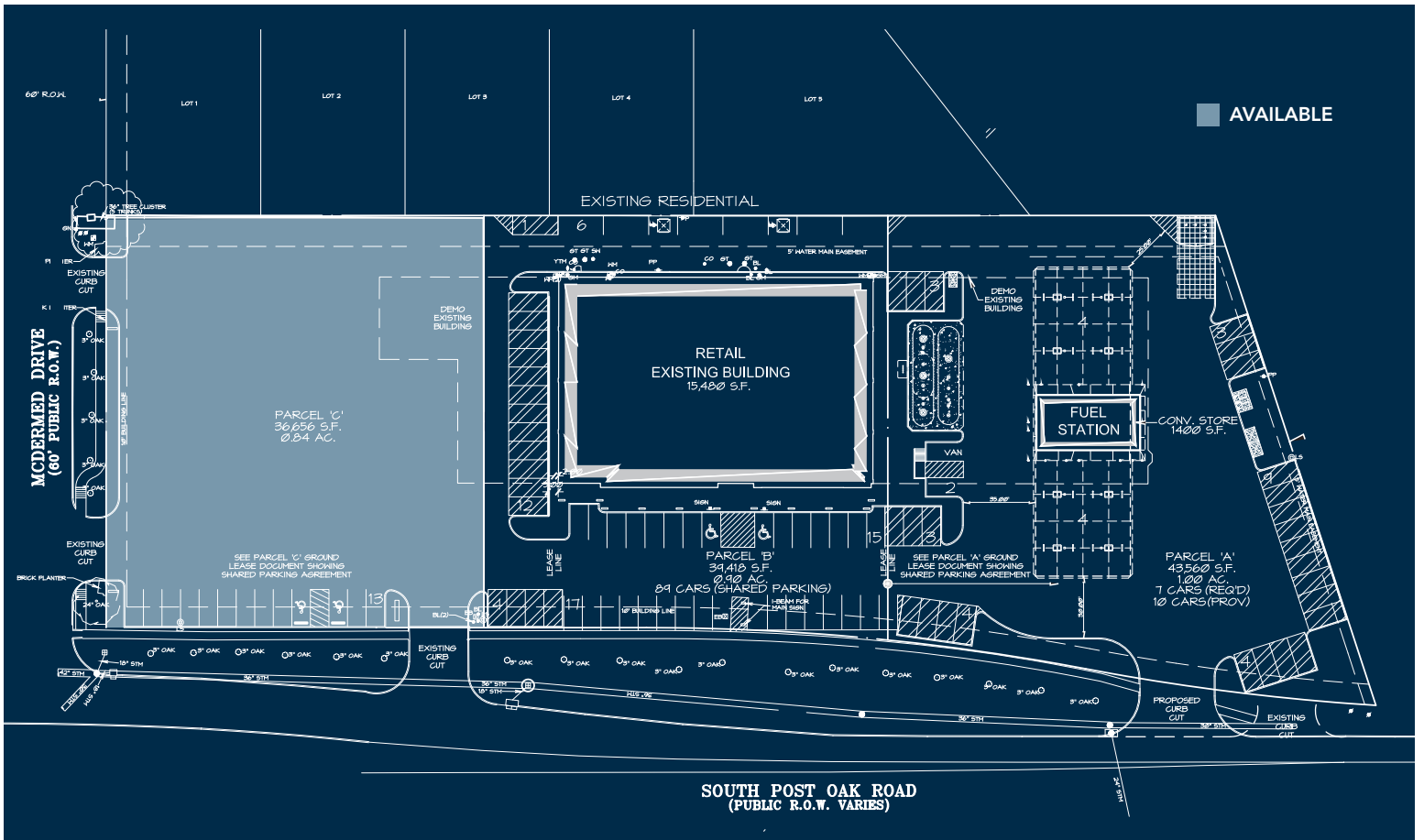
459,422

POPULATION
[5 mile radius]



+102,400

TRAFFIC COUNTS
[S. POST OAK @ BELLFORT]



10421 S. POST OAK | HOUSTON, TEXAS 77035

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