



FOR LEASE | RETAIL AND FLEX SPACE AVAILABLE

1130 Aldine Bender Rd, Houston, TX 77032



SQUARE
REAL ESTATE
SOLUTIONS

PROPERTY OVERVIEW

- ± 14,600 SF of retail available
- ± 5000 SF of flex space available
- Site is ± 2000 Ft from Hardy Toll Rd
- Site is ± 1.39 miles from from Belt

Way 8

- Retail building is ± 41 Ft deep
- Flex building is ± 48 Ft deep
- Flex building has 4 bays
- 18K VPD for Aldine Bender Rd in 2021,
per TxDot
- Property was built in 2025



AERIEL VIEW



DEMOGRAPHICS

* All Information below is per Costar*

1 MILE RADIUS

- 2024 Population / 2,198
- 2024 Households / 659
- Average Household Income / \$71,222

2 MILE RADIUS

- 2024 Population / 32,011
- 2024 Households / 10,722
- Average Household Income / \$46,948

3 MILE RADIUS

- 2024 Population / 68,091
- 2024 Households / 21,761
- Average Household Income / \$45,665





ABOUT SQUARE SOLUTIONS

Proven Track Record &
Real Estate Asset
Expertise

\$117M
Assets Under
Management

- Square Real Estate Solutions currently has around \$117 Million dollars worth of AUM consisting of multifamily, retail, RV parks and industrial. The bulk of this comes from Multifamily where we have a total of 887 units and Retail where we manage over 385K SF with big box tenants like AMC, Bel Furniture and Landry's Inc.
- We are currently present in 5 different markets in Texas including Houston, Beaumont, Bridge City, Freeport and Nacogdoches.



We believe that everyone has value and each tenant plays a part in our vision for the property. That's why we utilize a calculated and detail approach to ensure maximum occupancy.



Our maintenance team has developed a proactive maintenance program to keep the property running at its best but when those issues do arise they are quick to jump in and find a solution



We believe that you are only as good as the people you work with and our vendor partnerships start with an extremely competitive bid analysis platform and move to a systematic vetting process to ensure that only the best work on our assets.



FOR ADDITIONAL INFORMATION
CONTACT:

Tristen Day
VP Of Investment Sales & Retail Leasing
713.253.8475
tristen@sqresolutions.com

