



FOR LEASE | RETAIL AND FLEX SPACE AVAILABLE

1130 Aldine Bender Rd, Houston, TX 77032



SQUARE  
REAL ESTATE  
SOLUTIONS



# PROPERTY OVERVIEW

- $\pm$  14,600 SF of retail available
- $\pm$  5000 SF of flex space available
- Site is  $\pm$  2000 Ft from Hardy Toll Rd
- Site is  $\pm$  1.39 miles from from Belt Way 8
- Retail building is  $\pm$  41 Ft deep
- Flex building is  $\pm$  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

14,600 SF OF AVAILABLE RETAIL SPACE

5,000 SF OF AVAILABLE FLEX SPACE

ALDINE BENDER RD

