528 W Bay Area Blvd.

PROJECT INFORMATION

- Located on the bustling Bay Area Boulevard, this property is strategically positioned as a major commercial artery for the Clear Lake and Bay Area communities. Boasting exceptional visibility and convenient access, it sits less than half a mile from the Gulf Freeway and captures a significant daily audience with traffic counts exceeding 46,000 vehicles per day.
- The surrounding area is characterized by a dense and affluent population, with a powerful daytime population of over 107,000 people within a three-mile radius, highlighting the corridor's role as a significant employment and commercial hub. The community features an average household income of over $107,000 and a highly educated populace, creating a strong customer base for retail, dining, and service-based businesses.

DETAILS

Located at NEC of Bay Area Boulevard and Texas Avenue and is less than ½ mile east of the Gulf Freeway

TRAFFIC COUNTS

Bay Area Blvd.	46,943 VPD

DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS
Est. Population	9,707	85,311
Average Household Income	**$102,514**	**$107,123**
Total Households	**4,389**	**36,724**
Daytime Population	25,858	107,123
Median Home Value	**$252,636**	**$291,787**

SURROUNDING NEIGHBORS

Jason's deli
BJ's
Freebirds WORLD BURRITO
CARRABBA'S ITALIAN GRILL
orangetheory
BLACK ROCK COFFEE BAR
MOD
Bonchon
Rebel

Buffalo Wild Wings
Rent-A-Center
Dream Vacations
Sprint
MEADOW
MEADOW

Sushi Coast
Beyond Floors.net
MEADOR
STAFFING SERVICES
UPTOWN VAPORS
GAME STOP
GYRO KING

MEADOR
UPTOWN VAPORS
Sushi Coast

Space Plan

Former Office Space

Floor Plan SUITE 1000
3,000 SF

Site Plan

Rebel

Baybrook Gateway
Baybrook Mall
I-45
Baybrook Passage
Baybrook Square
LOWES
W Bay Area Blvd.
46,943 VPD.
SITE
Texas Ave.

Rebel

Ready to *break* boundaries?

SLS Properties + Rebel RETAIL ADVISORS

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