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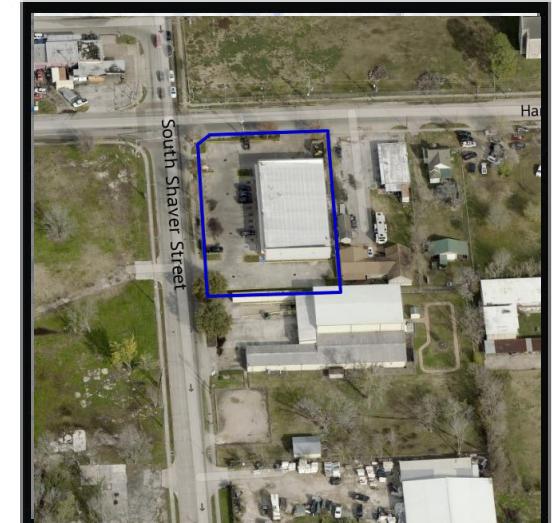
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901 S. Shaver St.
Pasadena, TX 77506



OVERVIEW

The Shaver Family Dollar Center, anchored by Family Dollar since 2005, is a high-visibility retail hub in Pasadena, TX. Suites B ($\pm 1,090$ SF) and C ($\pm 1,525$ SF) are now available for lease, ideal for retail, office, medical, or childcare users. The center benefits from strong visibility, nearby schools and apartments, and convenient access to major routes.

About the Property

The center is surrounded by dense residential neighborhoods, medical offices, restaurants, and daily-use services, creating consistent customer traffic. The available Suites B (former beauty salon) and C (former insurance company) offer flexible layouts suitable for a variety of commercial uses.

Property Features

- Available Suite B: $\pm 1,090$ SF and Suite C: $\pm 1,525$ SF
- Minimum & Maximum Divisible: 1,090-2,615 SF
- Built in 2005/ Anchored by Family Dollar
- Corner lot with ample parking (± 50 spaces)
- Ideal for retail, office, medical, or childcare
- Traffic Count - S. Shaver St - 10,029 VPD
W. Harris Ave - 6,752 VPD

