

RETAIL BUILDING FOR LEASE



AVAILABLE

7,500 SF | 12,000 SF

HIGHLIGHTS

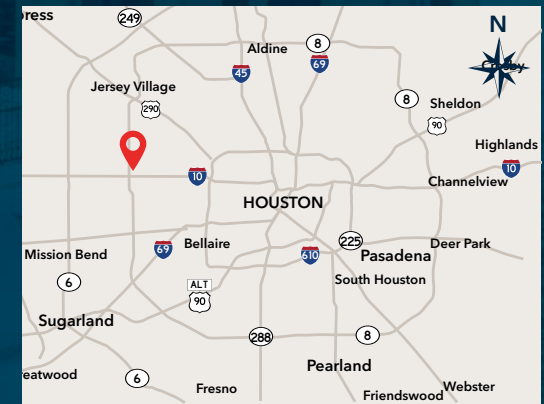
- Inside Beltway 8 on I-10
- I-10 frontage with excellent ingress and egress from freeway
- Close to Memorial City Mall and City Centre (<1 mile)
- Anchored by Hobby Lobby, Home Depot & Bel Furniture

SIZE

- Shopping Center & Pads: 201,631 SF
- Land: 14 acres

TRAFFIC







- 275,048 VPD on I-10 at Beltway 8





DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS

| RADIUS | 1 MILE | 2 MILE | 5 MILE |
|---|--------------|---------------|----------------|
|  Population | | | |
| 2025 Projection | 15,596 | 59,003 | 367,360 |
| 2020 Estimate | 14,679 | 56,664 | 355,579 |
| 2010 Census | 10,783 | 48,762 | 323,177 |
| Growth 2020 - 2025 | 6.25% | 4.13% | 3.31% |
| Growth 2010 - 2020 | 36.13% | 16.21% | 10.03% |
|  2020 Population by Age | | | |
| Median Age | 36.60 | 37.00 | 35.60 |
| Average Age | 37.20 | 37.60 | 36.50 |
|  2020 Population by Occupation | | | |
| Civilian Employed | 7,665 67.00% | 28,639 64.72% | 185,143 66.95% |
| Civilian Unemployed | 220 1.92% | 928 2.10% | 6,205 2.24% |
| Civilian Non-Labor Force | 3,556 31.08% | 14,676 33.17% | 85,170 30.80% |
|  2020 Population by Education | | | |
| Some High School, No Diploma | 1,476 13.84% | 5,740 14.21% | 37,010 14.40% |
| High School Grad (Incl Equivalency) | 1,757 16.48% | 5,680 14.06% | 43,512 16.93% |
| Some College, No Degree | 2,025 18.99% | 7,357 18.21% | 54,539 21.22% |
| Associate Degree | 1,002 9.40% | 2,995 7.41% | 17,995 7.00% |
| Bachelor Degree | 2,611 24.49% | 10,950 27.10% | 64,563 25.12% |
| Advanced Degree | 1,790 16.79% | 7,678 19.00% | 39,397 15.33% |
|  Households | | | |
| Growth 2020 - 2025 | 5.76% | 3.86% | 2.97% |
| Growth 2010 - 2020 | 30.67% | 14.04% | 7.66% |
|  Income | | | |
| 2020 Avg Household Income | \$121,567 | \$121,150 | \$96,958 |
| 2020 Med Household Income | \$82,880 | \$82,750 | \$60,830 |



SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

AVAILABLE SQ FT

- 7,500 SF
- 12,000 SF

TENANT / SQ FT

1. Bel Furniture / 33,500
2. Chula's Cantina / 7,770
3. Eclat / 14,310
4. Eclat / 2,500
5. Eclat / 21,000
6. Hobby Lobby / 52,500
7. Johnson Fitness / 37,810
8. Paul Mitchell School / 15,346
9. Plato's Closet / 2,500
10. Sara International / 12,705
11. Stars Gymnastics / 20,000

TOTAL GLA

- Building: 201,631 SF
- Land: 14 Acres

