

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$2,500.00 - 16,000.00 per month (NNN)
Building Size:	39,407 SF
Available SF:	1,342 - 8,125 SF
Lot Size:	6.7 Acres
Year Built:	1984
Renovated:	2018
Zoning:	Commercial
Market:	Houston
Submarket:	NASA/Clear Lake

PROPERTY OVERVIEW

Lease an inviting space in this 3-star Neighborhood Center, offering a vibrant and bustling atmosphere for businesses to flourish. Located in a thriving community, this center provides excellent visibility and accessibility, making it an ideal choice for retailers, service providers, and dining establishments. With ample parking, well-maintained landscaping, and a diverse mix of tenants, this center presents an exciting opportunity to join a dynamic commercial hub. The spacious layout and favorable leasing terms make it an attractive option for businesses seeking a prime retail or service location. Embrace the potential of this Neighborhood Center and position your business for success in a well-established community.

PROPERTY HIGHLIGHTS

- Prime retail location with high visibility & consumer traffic
- Spacious layout for product display and customer flow
- Ample parking for retail customers
- Proximity to complementary businesses for synergy

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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,342 - 8,125 SF

Lease Term:	Negotiable
Lease Rate:	\$2,500.00 - \$16,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste. 136	Available	2,306 SF	NNN	\$3,500 per month	-
Ste. 156	Available	1,510 SF	NNN	\$2,500 per month	Former Tattoo Shop
Ste. 152	Available	1,342 SF	NNN	\$2,500 per month	Former Mattress Store
Ste. 100	Available	8,125 SF	NNN	\$16,000 per month	Restaurant/ Sports Bar
Ste. 102/104	Available	5,270 SF	NNN	\$7,300 per month	Event Center

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Additional Photos



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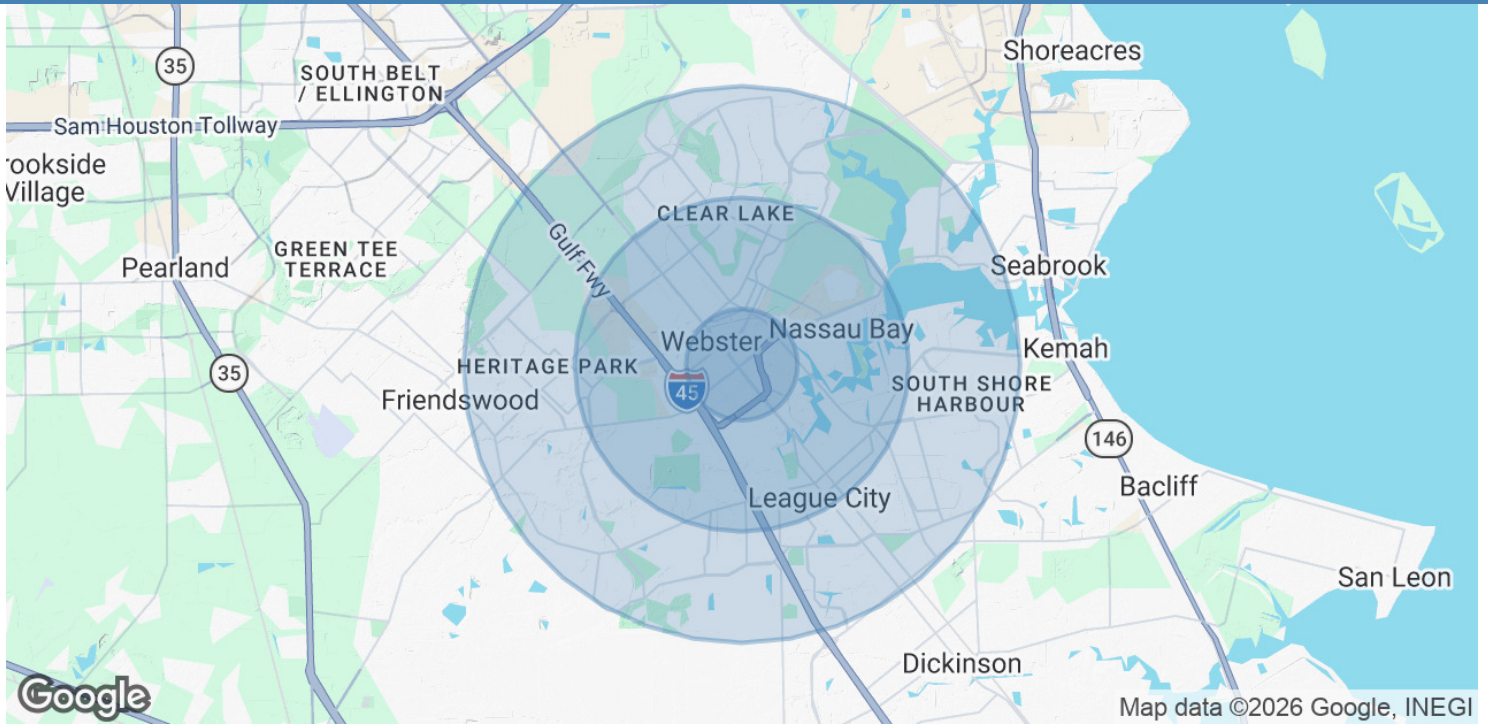
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,576	78,056	206,779
Average Age	35	39	40
Average Age (Male)	34	38	39
Average Age (Female)	36	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,781	33,657	82,402
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$73,612	\$100,125	\$133,111
Average House Value	\$279,754	\$311,092	\$366,760

Demographics data derived from AlphaMap

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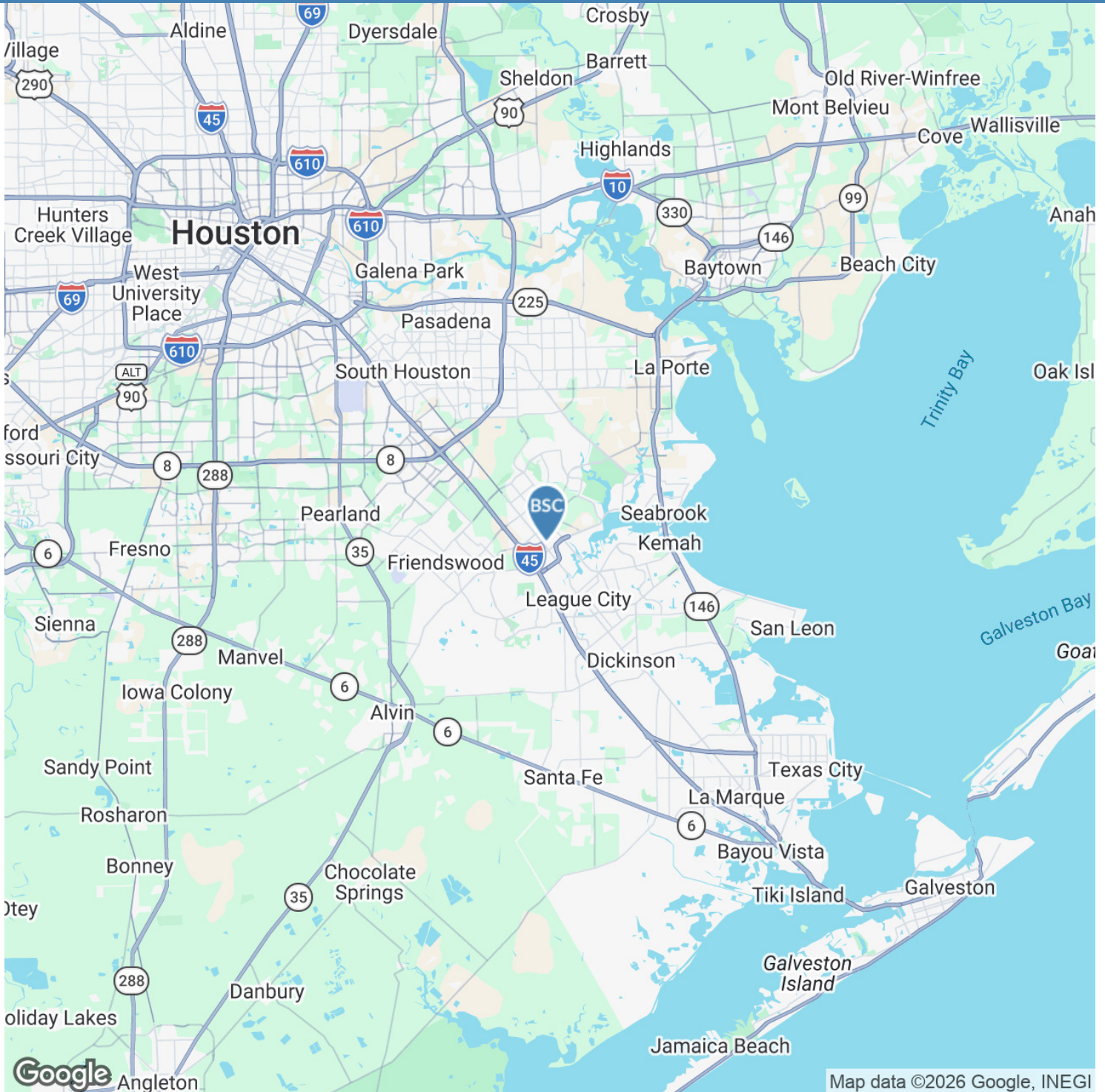
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Location Map



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