

Pearland

M E D I C A L P L A Z A

Up to 7,168 SF
AVAILABLE FOR LEASE



8603-8633 Broadway Street | Pearland, TX 77584

CBRE

OVERVIEW

Strategically located near the high-trafficked intersection of Broadway Street and Cullen Boulevard, Pearland Medical Plaza offers three prominently visible medical office buildings, ideal for both medical and general office use, and is conveniently situated approximately three miles from Memorial Hermann Pearland Hospital.



Property Highlights



41,764

TOTAL RENTABLE
BUILDING AREA



2003

YEAR BUILT



5.30/1,000

PARKING RATIO



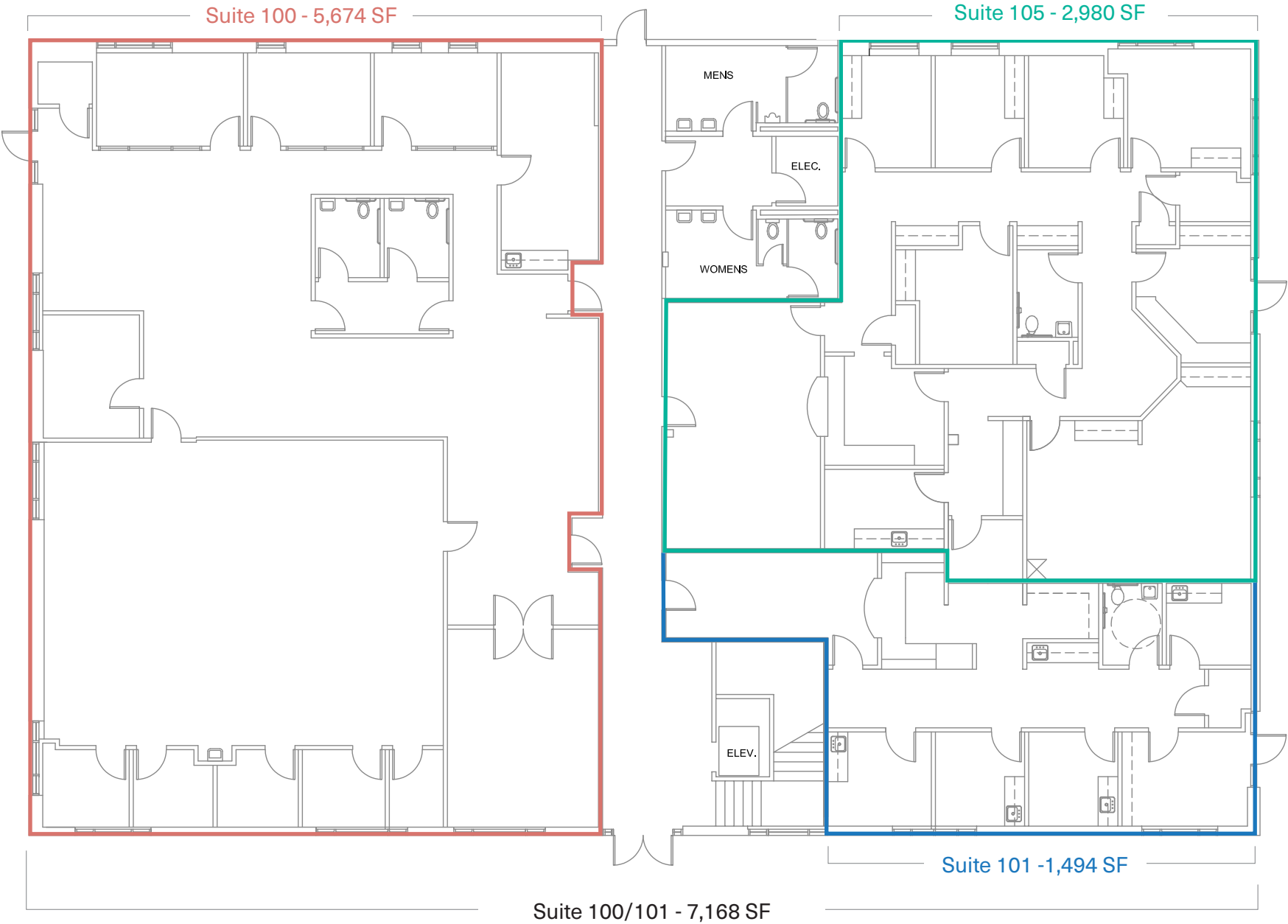
7,168

LARGEST
AVAILABLE SF

AVAILABILITIES

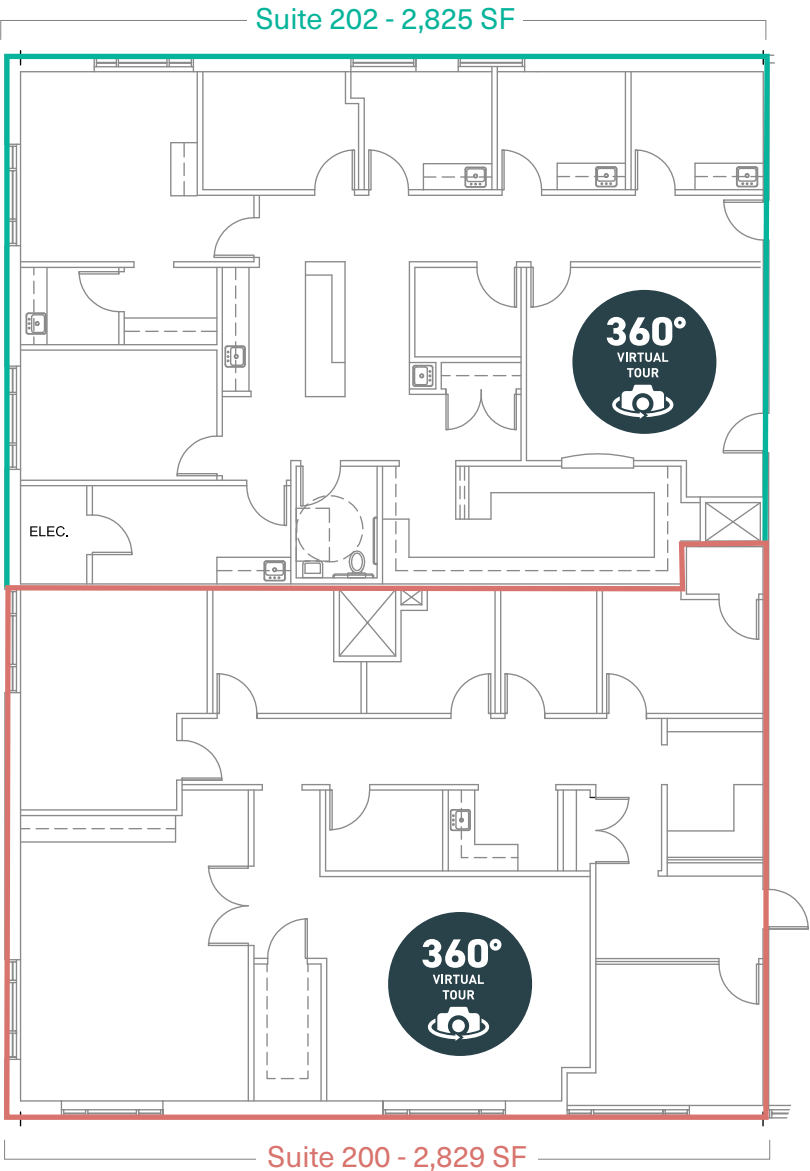
8619 Broadway St

1ST FLOOR



AVAILABILITIES

SUITE 200/202 - 5,654 SF



8619 Broadway St

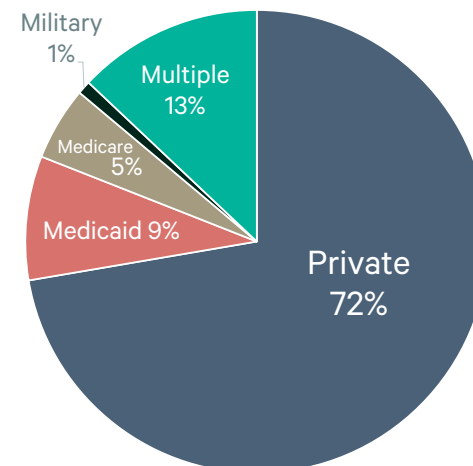




DEMOGRAPHICS

2025 ESTIMATE	1 MILE	3 MILES	5 MILES
Population	9,084	69,725	173,763
Population - 5 Yr Projection	9,327	73,587	184,754
Daytime Population	12,250	62,487	143,050
Median Age	37.5	37.0	35.9
Avg. Household Income	\$131,945	\$140,503	\$130,926
Avg. House Value	\$425,668	\$379,350	\$365,655

Insurance Mix - 5 Miles



Pearland

M E D I C A L P L A Z A

ANYWHERE IN THE U.S.

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