

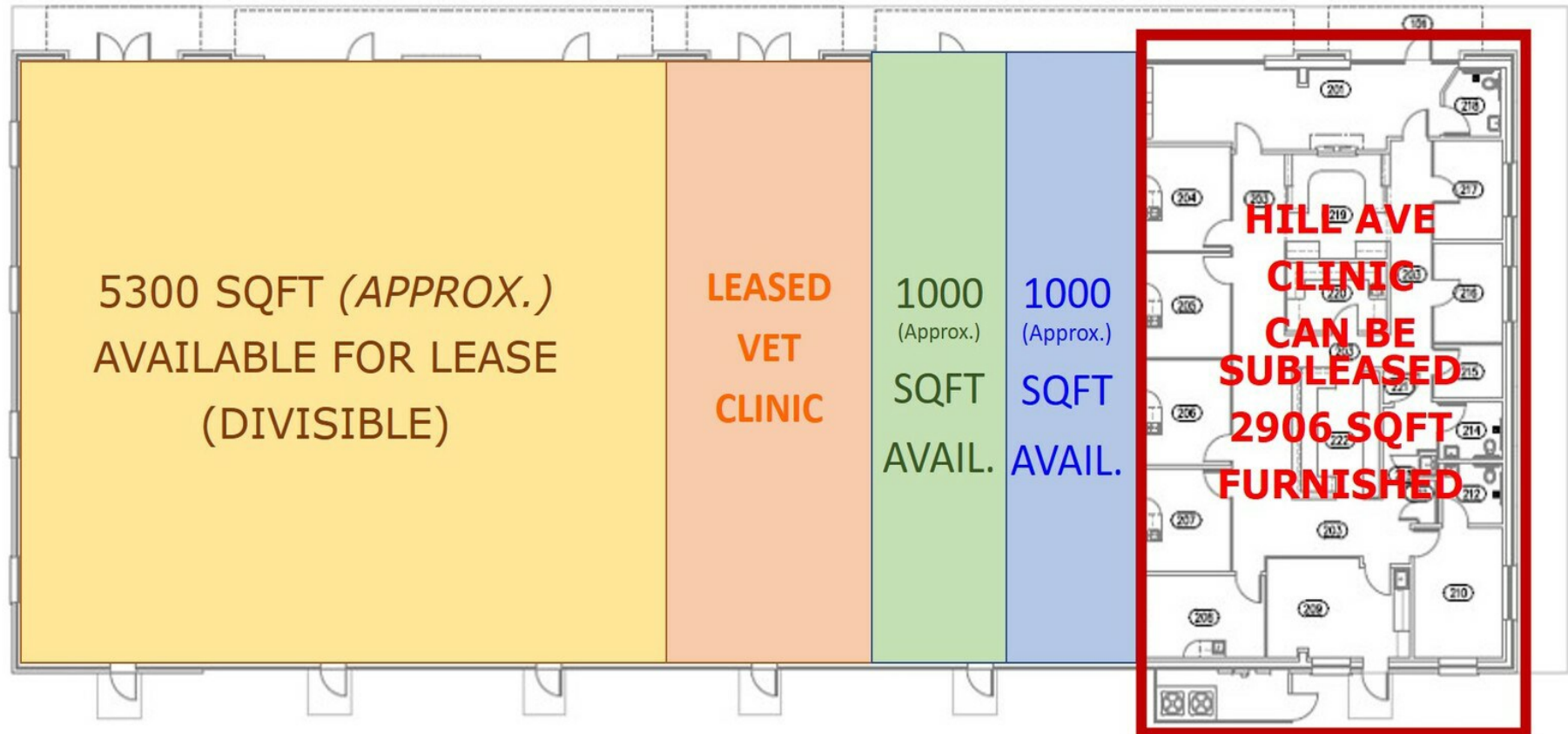
# HILL AVE. RETAIL & OFFICE @ 646



Presented By:  
Texas Tier Commercial Realty

451 Fm 646 Rd E, Dickinson, TX 77539

FM 646



# FM 646 PROFESSIONAL RETAIL AND OFFICE CENTER

451 Fm 646 Rd E, Dickinson, TX 77539

## Property Details

Ideal for Office / Retail. Has an Excellent Visibility. High demand for Dental / Medical (Optometrist, Podiatrist, Chiropractor or Pain Management offices). Good location for Attorney Offices, Lawyer, Driving School, Kids Academy / After School Programs, Karate, Day Care, Nail / Hair Salon, Barber, etc. Have 1000 sqft - 8900 Sqft avail. Divisible or Contiguous. By League City / Dickinson Area: Close to Tuscan Lakes, Whispering Lakes Ranch and future subdivision- Lakes of Quail Point down the street; and Close to Beacon Lake Golf Course and Apartments. This is a Professional Office / Professional Retail Building and in high demand on FM 646. High Traffic Count On FM 646 by HWY 3. Minutes from I-45 and 146. In the area of Dickson / League City, Kemah and Clear Lake close by and minutes from Kemah Boardwalk and Tanger Outlets not far away and Bay Brook Mall a short drive.

**Price: \$12.00 - \$30.00 /SF/Yr**

View the full listing here: <https://www.loopnet.com/Listing/451-Fm-646-Rd-E-Dickinson-TX/11788578/>

Rental Rate:	\$12.00 - \$30.00 /SF/Yr
Min. Divisible:	1,000 SF
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	11,906 SF
Year Built:	2018
Walk Score ®:	45 (Car-Dependent)
Rental Rate Mo:	\$1.00 USD/SF/Mo

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## Listing spaces

1st Floor

Space Available:	1,000 - 5,300 SF
Rental Rate:	\$12.00 /SF/Yr
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	New
Space Use:	Retail
Lease Term:	5 - 10 Years

Can be utilized for Professional Offices or Retail. FIRST GENERATION SPACE:3-5 Minutes from ROUTE 4510 Minutes from KEMAH Boardwalk20 Minutes from Galveston and 25 minutes from Downtown HOUSTON

1st Floor Ste A

Space Available:	2,906 SF
Rental Rate:	\$30.00 /SF/Yr
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Medical
Space Type:	New
Space Use:	Office/Medical
Lease Term:	5 - 20 Years

Full Operational Clinic for Lease, AS-IS, 2018 built. Fully Furnished

1st Floor Ste B1

Space Available: 1,000 SF  
Rental Rate: \$18.00 /SF/Yr  
Date Available: Now  
Service Type: Triple Net (NNN)  
Space Type: New  
Space Use: Retail  
Lease Term: Negotiable

White Box Space under 1000 sqft ready for retail or office use.

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## Listing spaces

1st Floor Ste B2	Space Available:	1,000 SF
	Rental Rate:	\$18.00 /SF/Yr
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	New
	Space Use:	Retail
	Lease Term:	Negotiable

White Box Space under 1000 sqft ready for retail or office use.

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
HILL AVE CLINIC	3,000	November 2025

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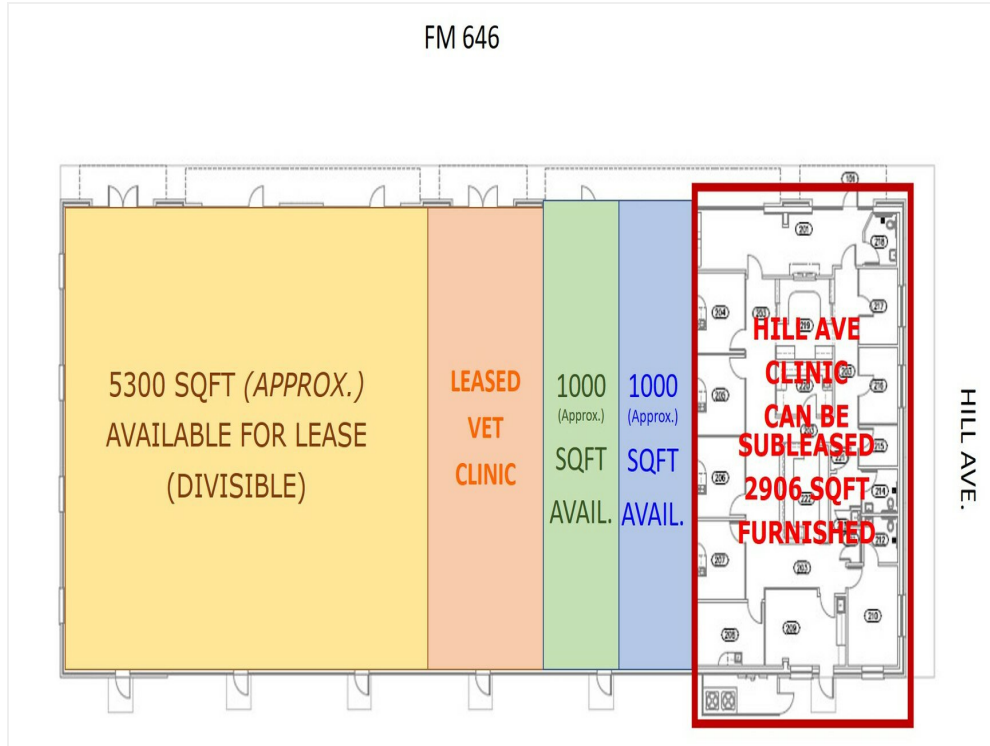
## Location



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## Property Photos



Picture1



1

# FM 646 PROFESSIONAL RETAIL AND OFFICE CENTER

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## Property Photos



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## Property Photos



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## Property Photos



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## Property Photos



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## Property Photos



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IMG\_E6589

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## Property Photos



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## Property Photos



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## Property Photos



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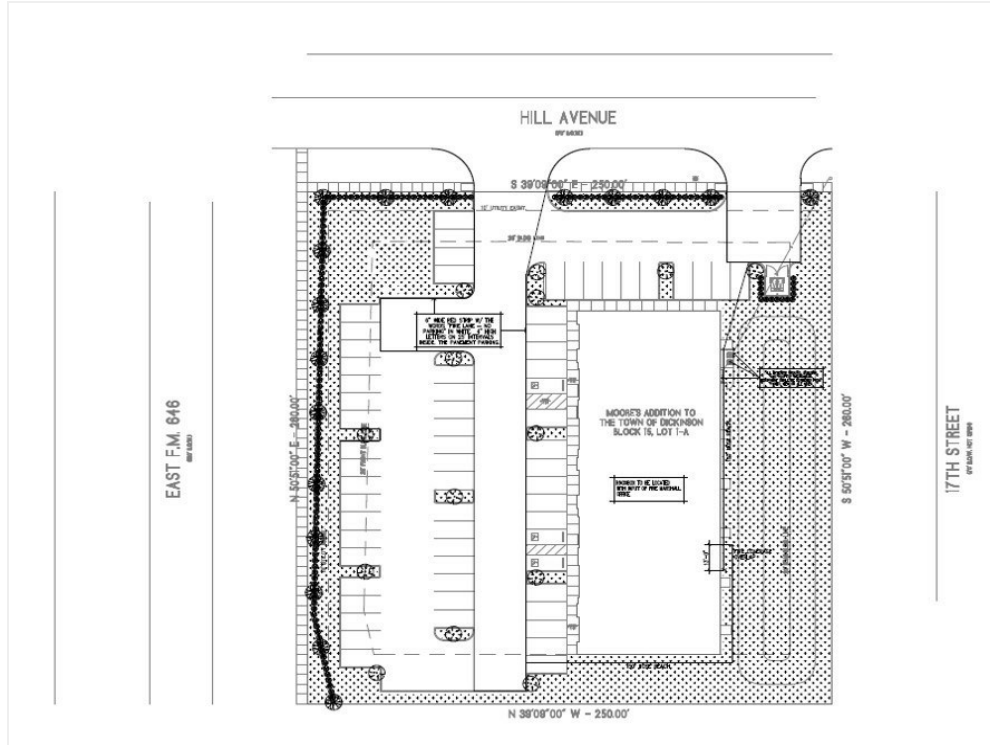


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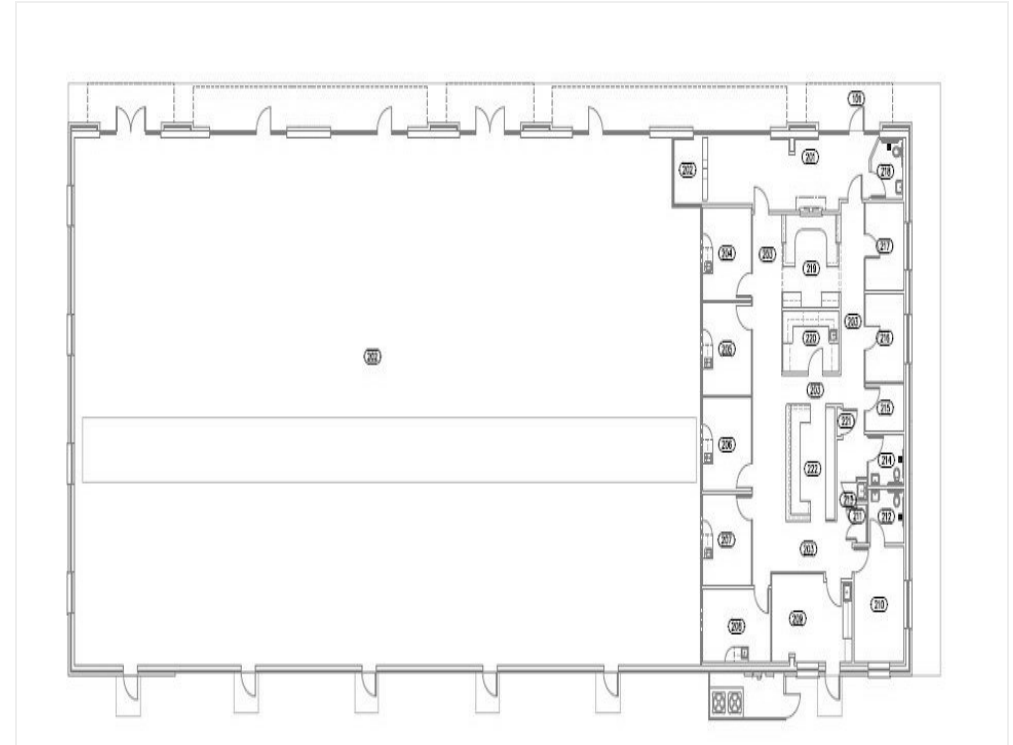
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## Property Photos



Other



Other



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