ALVIN SHOPPING CENTER

173 Tovrea Rd, Alvin, TX 77511

RETAIL PROPERTY FOR LEASE

PROPERTY DESCRIPTION

Located in central Alvin, Texas, this ±14,687 square foot retail building sits adjacent to Walmart, offering exceptional visibility, access, and ample parking. Anchored by strong national tenants such as Wingstop, Smoothie King, and Great Clips, the center benefits from consistent foot traffic and a well-established retail presence. Its strategic location with excellent ingress/egress makes it ideal for a wide range of tenants, including service retail, boutique fitness, and medical users. Alvin continues to experience steady population growth, attracting new residential and retail developments across the municipality. The city's expanding infrastructure and business-friendly environment further position this property as a prime opportunity in a thriving suburban market.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	8
Available SF:	1,560 SF
Lot Size:	64,819 SF
Building Size:	14,687 SF

DEMOGRAPHICS	1MILE	3 MILES	5 MILES
Total Households	1,826	11,307	18,599
Total Population	4,761	30,178	51,630
Average HH Income	$82,390	$83,510	$98,425

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LEASE INFORMATION

Lease Type:	NNN	**Lease Term:**	Negotiable
Total Space:	1,560 SF	**Lease Rate:**	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
H	Available	1,560 SF	NNN	Negotiable	Former Vape Shop

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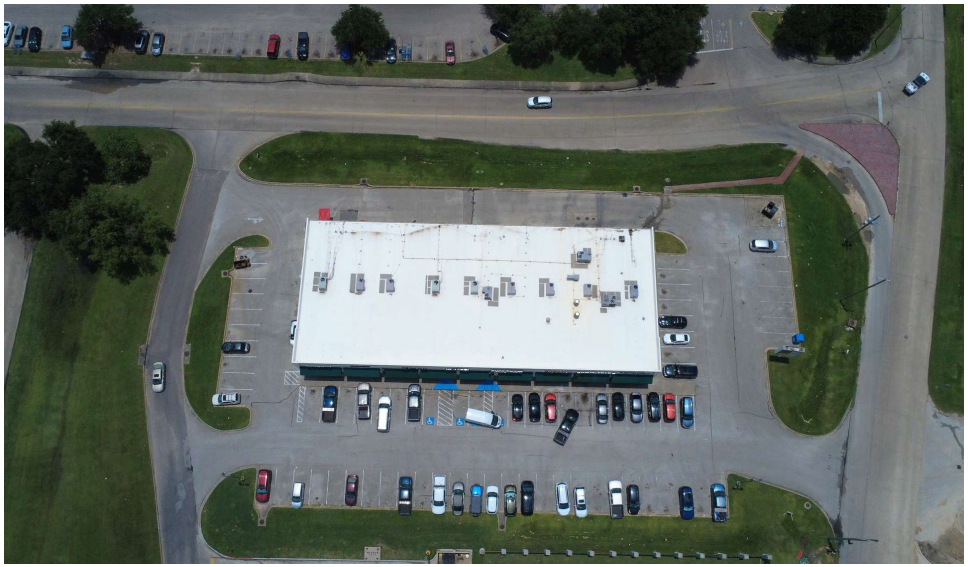

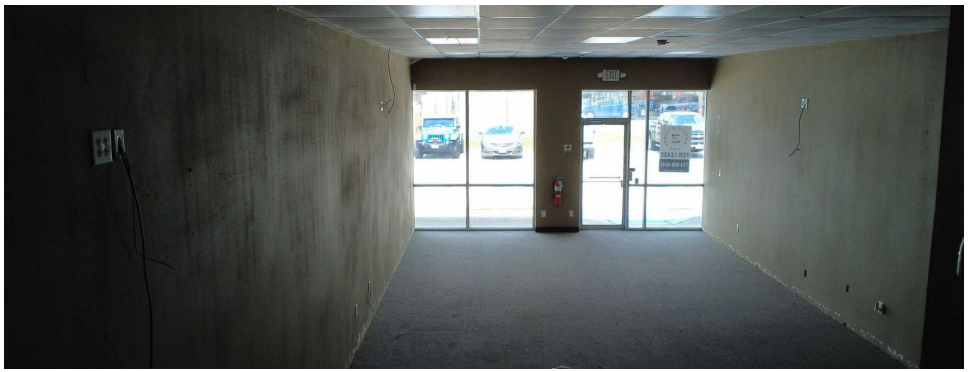

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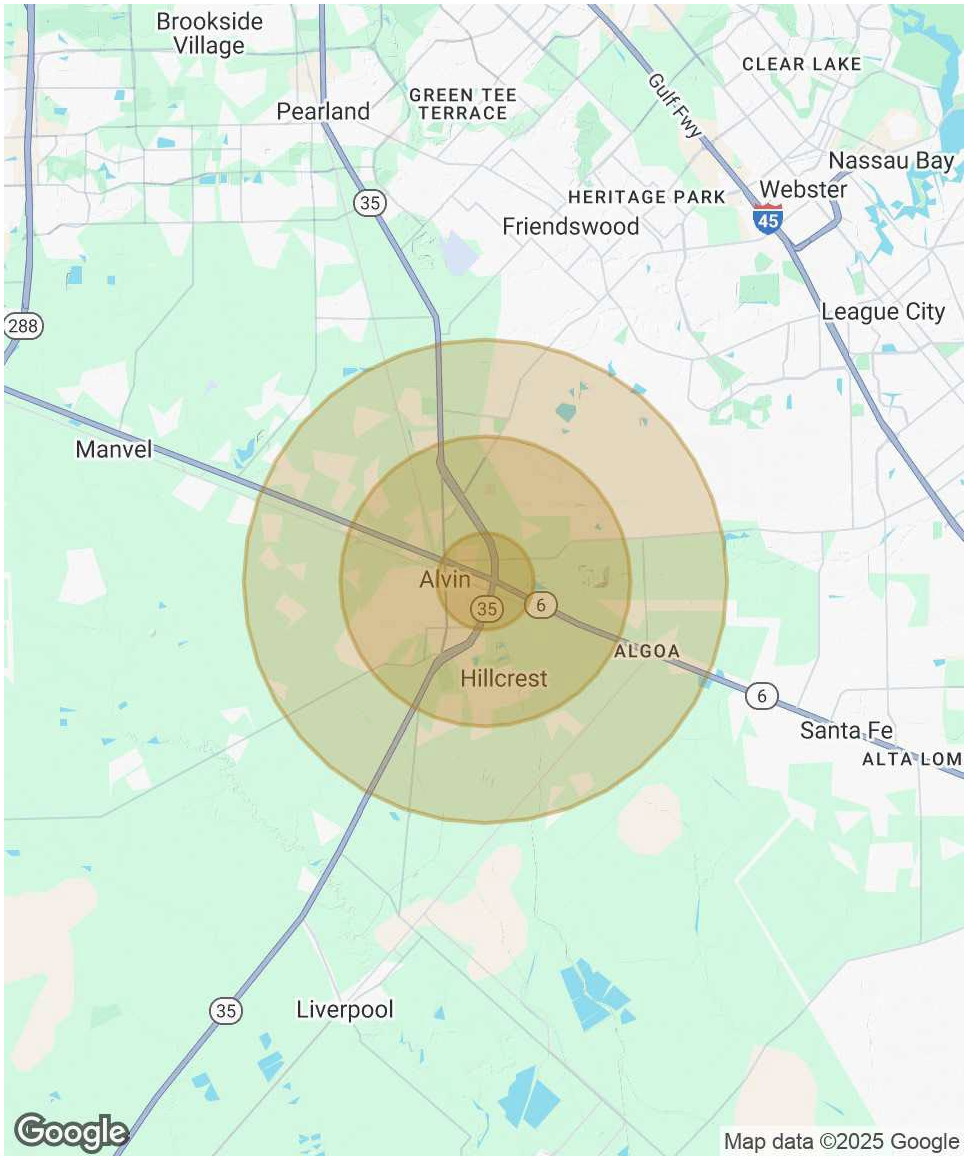
POPULATION	1MILE	3 MILES	5 MILES
Total Population	4,761	30,178	51,630
Average Age	38	39	39
Average Age (Male)	36	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	1MILE	3 MILES	5 MILES
Total Households	1,826	11,307	18,599
# of Persons per HH	2.6	2.7	2.8
Average HH Income	$82,390	$83,510	$98,425
Average House Value	$219,643	$233,455	$274,687

Demographics data derived from AlphaMap



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