



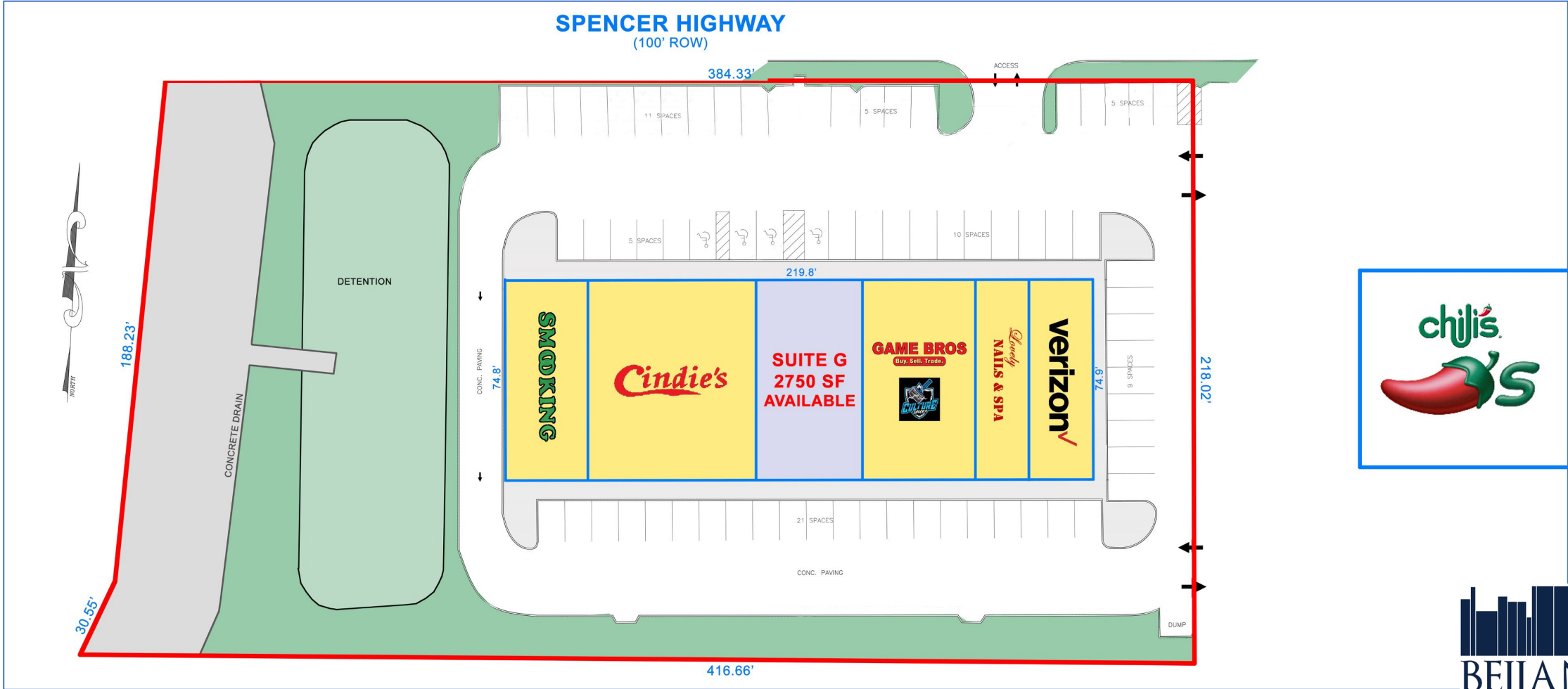
8610 SPENCER HIGHWAY, LA PORTE, TX
2,750 RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- 2,750 SF in-line retail space for lease
- Established neighborhood strip center
- Direct 384 feet of frontage on Spencer Highway, in a high traffic area (25,000+ CPD)
- Located in the vicinity and between San Jacinto College and Walmart and HEB anchored centers
- Solid tenant base with long-term tenancy average
- Did not flood during Harvey or recent hurricanes
- Shared access and parking and adjoining a Chili's restaurant
- 2nd Gen Space – In Move in Condition

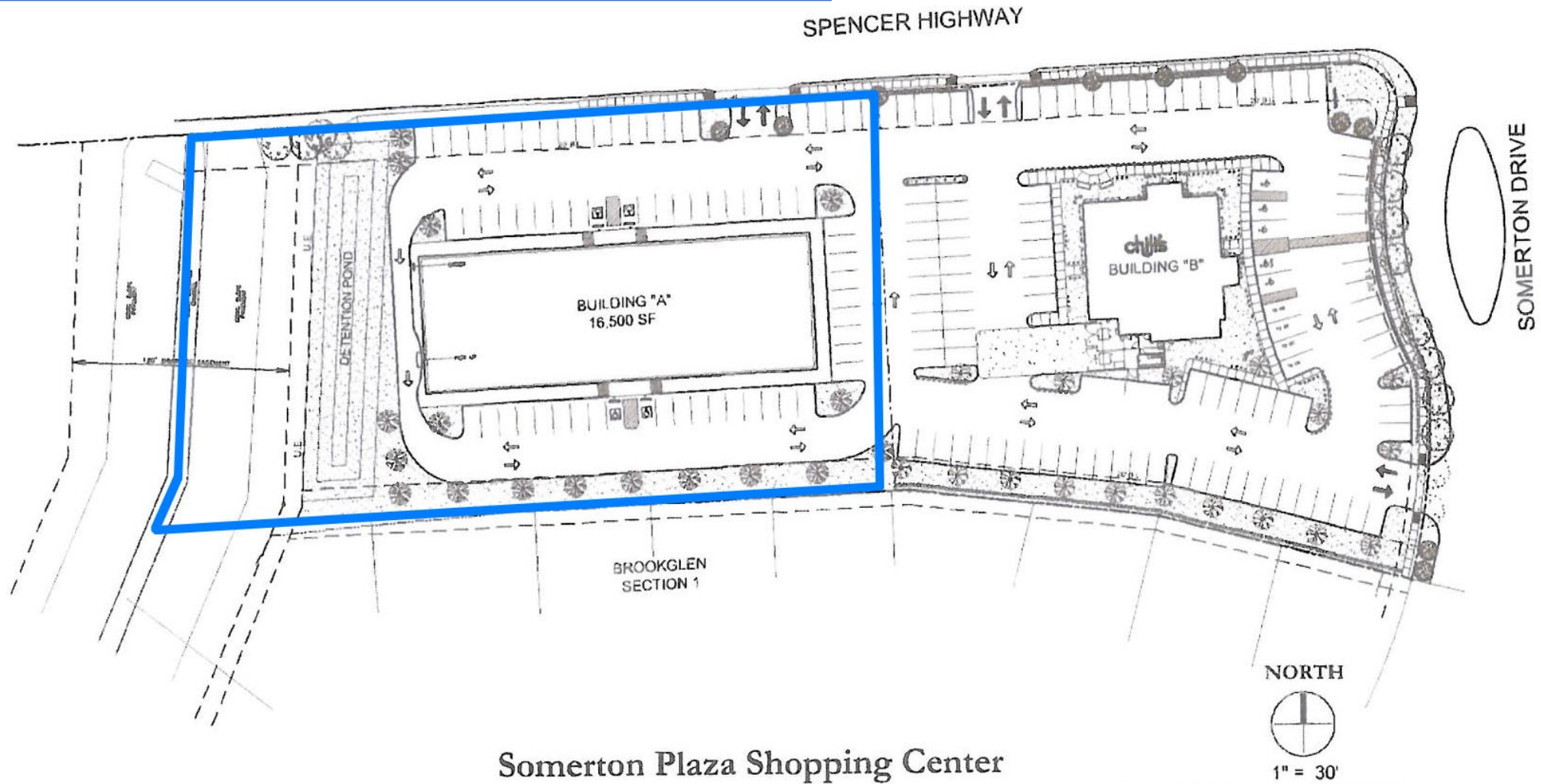


FLOOR PLAN



FLOOR PLAN

(WITH CROSS-ACCESS WITH CHILI'S)



Somerton Plaza Shopping Center

PROPERTY SUMMARY

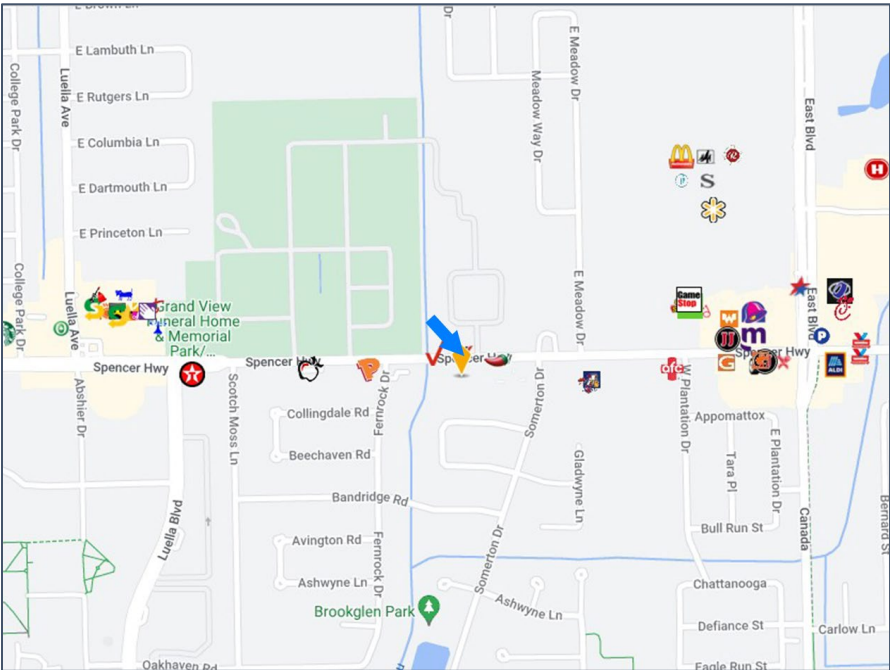
PROPERTY ATTRIBUTES	
Gross Leasable Area	2,750 SF
Site Size	1.967
Zoning	GC: General Commercial
Parking	70 Parking Spaces
Year Built	2008
Renovated	2024
Rental Rate	\$24.00/SF/YR
NNN Expenses	\$7.00/SF/YR
Utilities	Available – Individually Metered
Frontage on Spencer Hwy	384 feet
Total Building Size	16,575 SF



TRAFFIC COUNTS/DEMOGRAPHICS

TRAFFIC COUNTS	
Texas Avenue	+/- 25,000 VPD
Luella Blvd	+/- 20,000 VPD

2024 DEMOGRAPHICS	2-Mile	5-Mile	10-Mile
Population	40,358	144,151	623,958
Households	14,124	50,675	215,996
Average HH Income	\$98,727	\$101,181	\$85,713
Specified Consumer Spending	\$471.2M	\$1.706B	\$6.526B



CONTACT

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