FOR LEASE

RETAIL SPACES AVAILABLE

2510-2552 EAST BROADWAY, PEARLAND, TX 77581

ico COMMERCIAL

JANE NODSKOV, CCIM
281.207.3710 | jnodskov@icocommercial.com

KELSEY DAVIS
281.207.3716 | kdavis@icocommercial.com

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OVERVIEW

- 2520: Suite A: 640 SF
- 2530: Suite C: 2,650 SF
- 2540: Suite B,J,K: 1,200 SF - 4,575 SF divisible 2nd generation gym
- 2540: Suite D: 1,650 SF center space
- 2540: Suite N: 1,770 SF former gym
- 2552: Suite E and F: 5,050 SF former dance studio
- Well located center on the signalized intersection of Broadway and Liberty
- Located in the heart of Pearland near Pearland Parkway by the City municipal buildings
- Anchor tenants: Leslie's Pool Services, Texas Advantage Bank, Stephen F. Austin Health Center
- Lease rate: Call for pricing

KEY FACTS: 3 MILE RADIUS

77,187
Population

36.9
Median Age

2.9
Average Household Size

$103,830
Median Household Income

BUSINESS

1,962
Total Businesses

19,517
Total Employees

EMPLOYMENT

69.8%
White Collar

19.1%
Blue Collar

11.1%
Services

3.0%
Unemployment Rate

INCOME

$103,830
Median Household Income

$45,705
Per Capita Income

$352,665
Median Net Worth

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AVAILABILITY

For Lease

Available SF	Suite	Floor	Divisible	Lease Rate	Lease Type
640 SF	2520A	1	No	Call	Net
2,650 SF	2530C	1	No	Call	Net
1,200 SF - 4,575 SF	2540B,J,K	1	Yes	Call	Net
1,650 SF	2540D	1	No	Call	Net
1,770 SF	2540N	1	No	Call	Net
5,050 SF	2552E&F	1	No	Call	Net

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Suite BJK
1,200 SF -
4,575 SF

Suite D
1,650 SF

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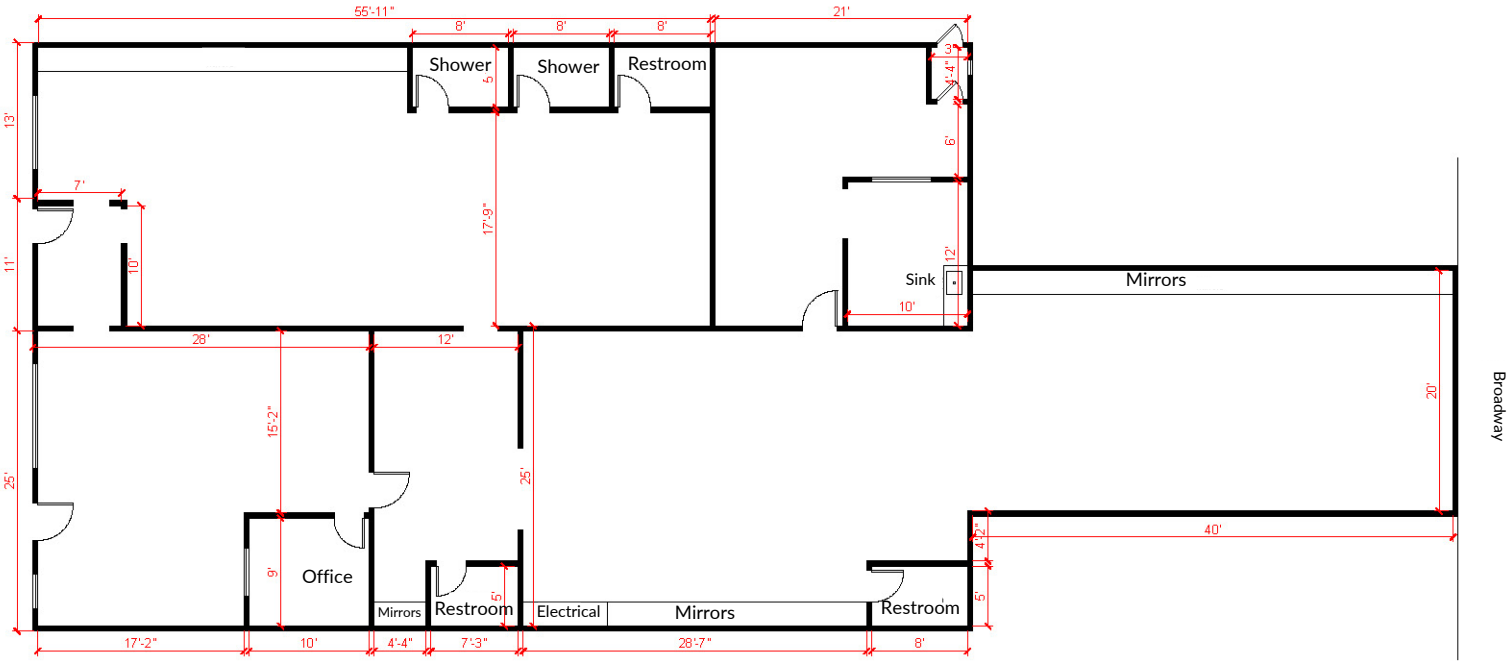
Suite BJK
1,200 SF – 4,575 SF



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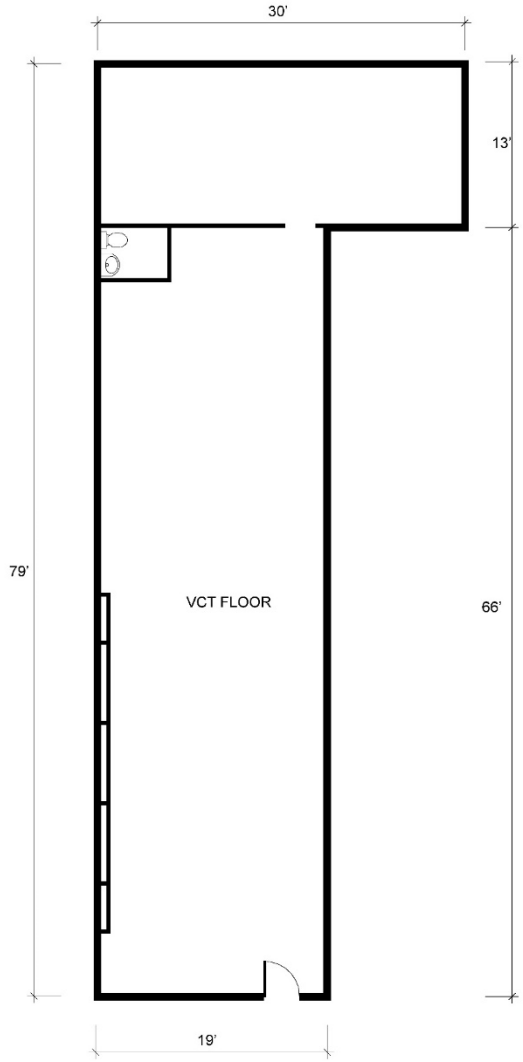
Suite D
1,650 SF



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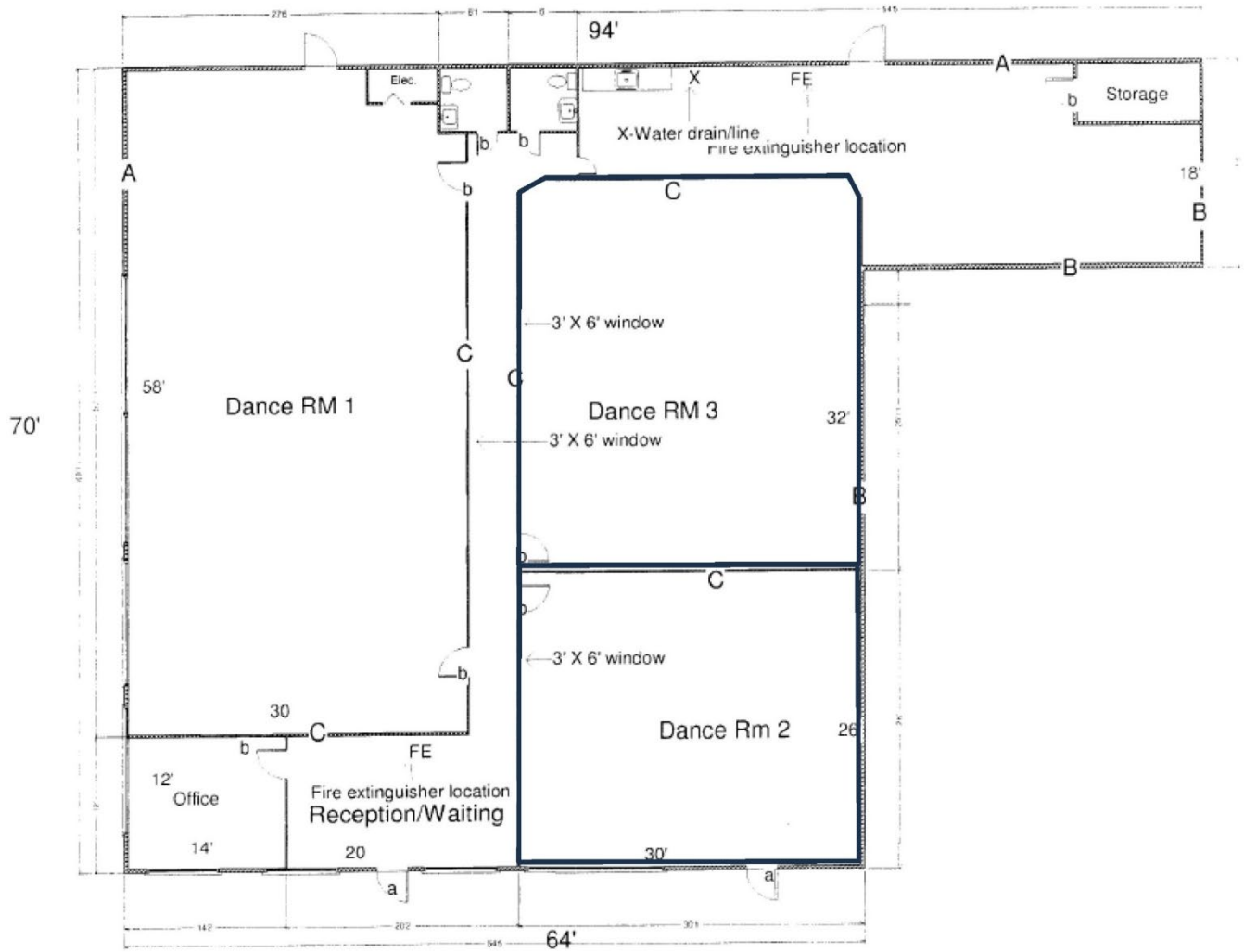
Suite 2552 E&F
5,050 SF



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2510-2552 EAST BROADWAY, PEARLAND, TX 77581

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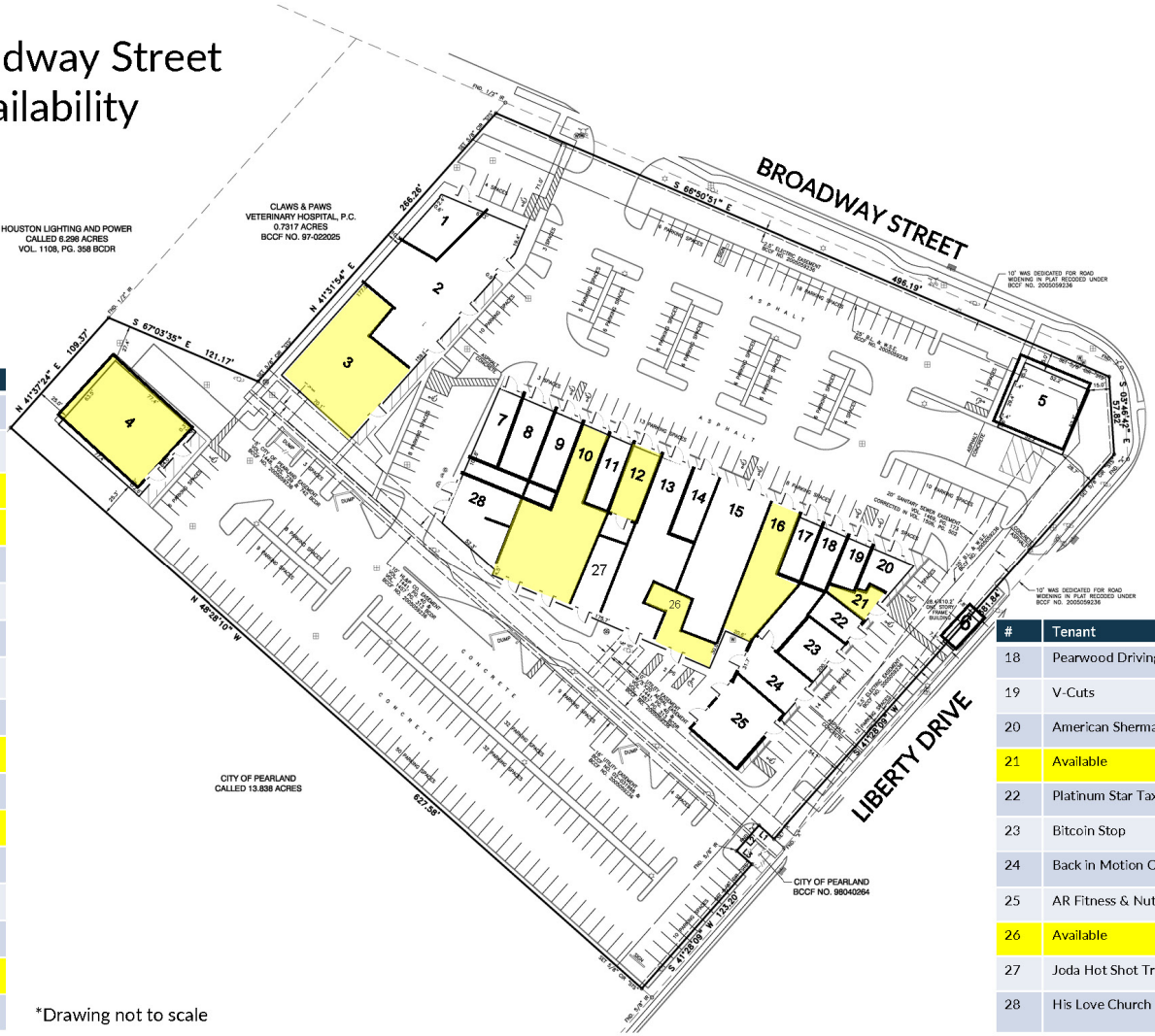
2510-2554 East Broadway Street
Site Plan and Availability



#	Tenant	SF	Building - Suite
1	Healthy Vibe	1,260 SF	2552 – Suite 100
2	Community Health Network	6,984 SF	2552 – Suite 102
3	Available	5,050 SF	2552 – Suite E & F
4	Available	5,084 SF	2554
5	Texas Advantage Bank	2,704 SF	2552
6	Paris Coffee Shop	360 SF	2512
7	Regional Finance	1,325 SF	2550
8	Los Torito's Homemade Tamales	1,675 SF	2548
9	Sweet Bee Bakehouse	1,200 SF	2540 - Suite A
10	Available	4,575 SF	2540 - Suite BJK
11	Nutrition World	1,350 SF	2540 - Suite C
12	Available	1,650 SF	2540 - Suite D
13	Wrap & Roll	6,430 SF	2540 - Suite E
14	Bella Nail	1,300 SF	2540 - Suite F
15	Leslie's Pool	3,726 SF	2540 - Suite G
16	Available	2,650 SF	2530 - Suite C
17	Diamond Mine	1,100 SF	2530 - Suite B

*Drawing not to scale

#	Tenant	SF	Building - Suite
18	Pearwood Driving School	1,690 SF	2530 - Suite A
19	V-Cuts	1,000 SF	2526
20	American Sherman CBD	760 SF	2520
21	Available	640 SF	2520 - Suite A
22	Platinum Star Tax Office	535 SF	2618
23	Bitcoin Stop	2516	540 SF
24	Back in Motion Chiropractic	1,785 SF	2514
25	AR Fitness & Nutrition	2,670 SF	2510-2512
26	Available	1,770 SF	2540 - Suite N
27	Joda Hot Shot Transportation	1,540 SF	2540 - Suite L
28	His Love Church	2,570 SF	2540 - Suite H-I

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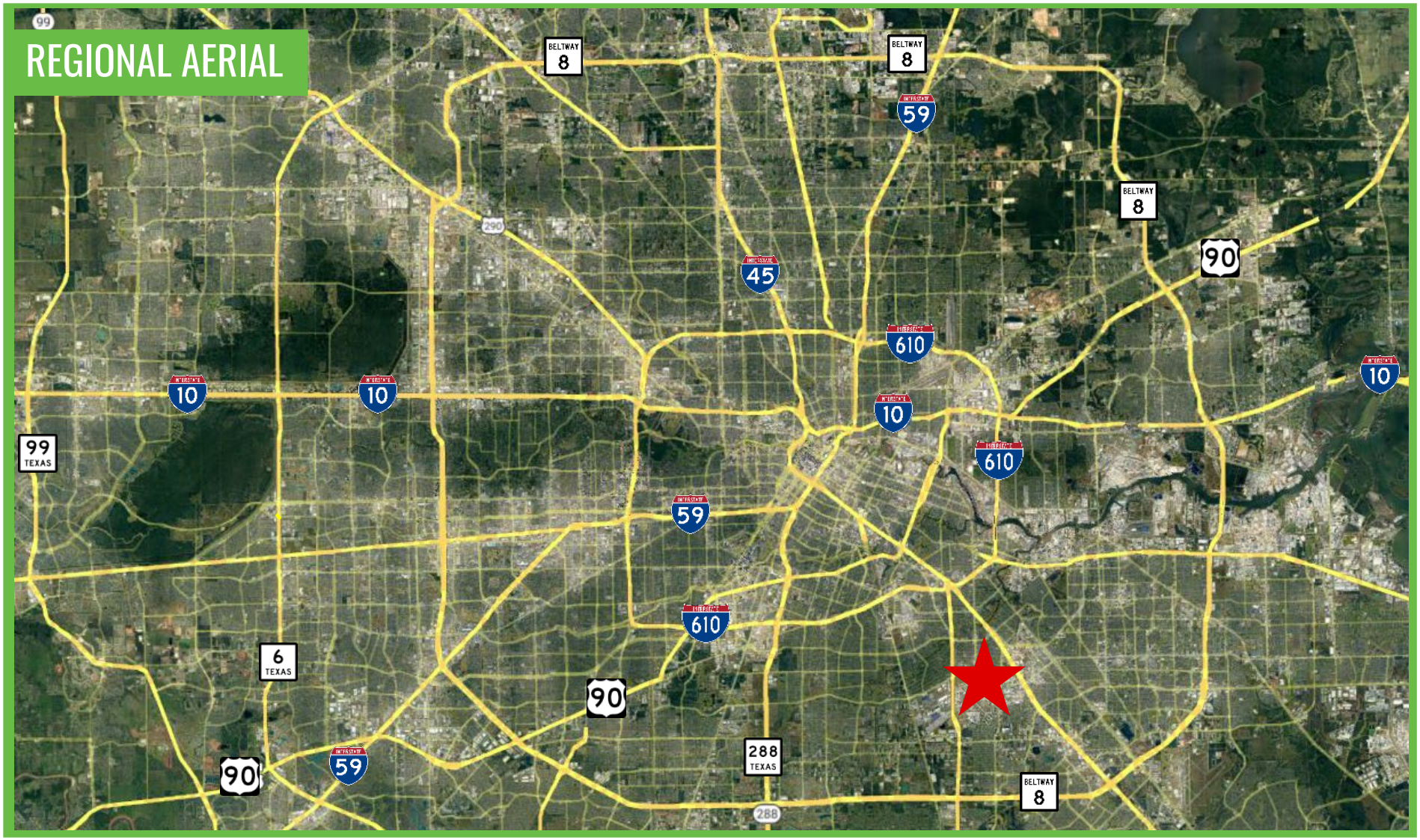

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INFORMATION ABOUT BROKERAGE SERVICES

2-10-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:
- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable**.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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ICO COMMERCIAL - CORPORATE OFFICE
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