

**RETAIL**

**For Lease**



**DNIEL MYERS**

**281-339-9888**

**APEXREALTORS.COM**

**@apexrealtors dmyers@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,  
HOUSTON TX, 77056**

## UNIT SIZE

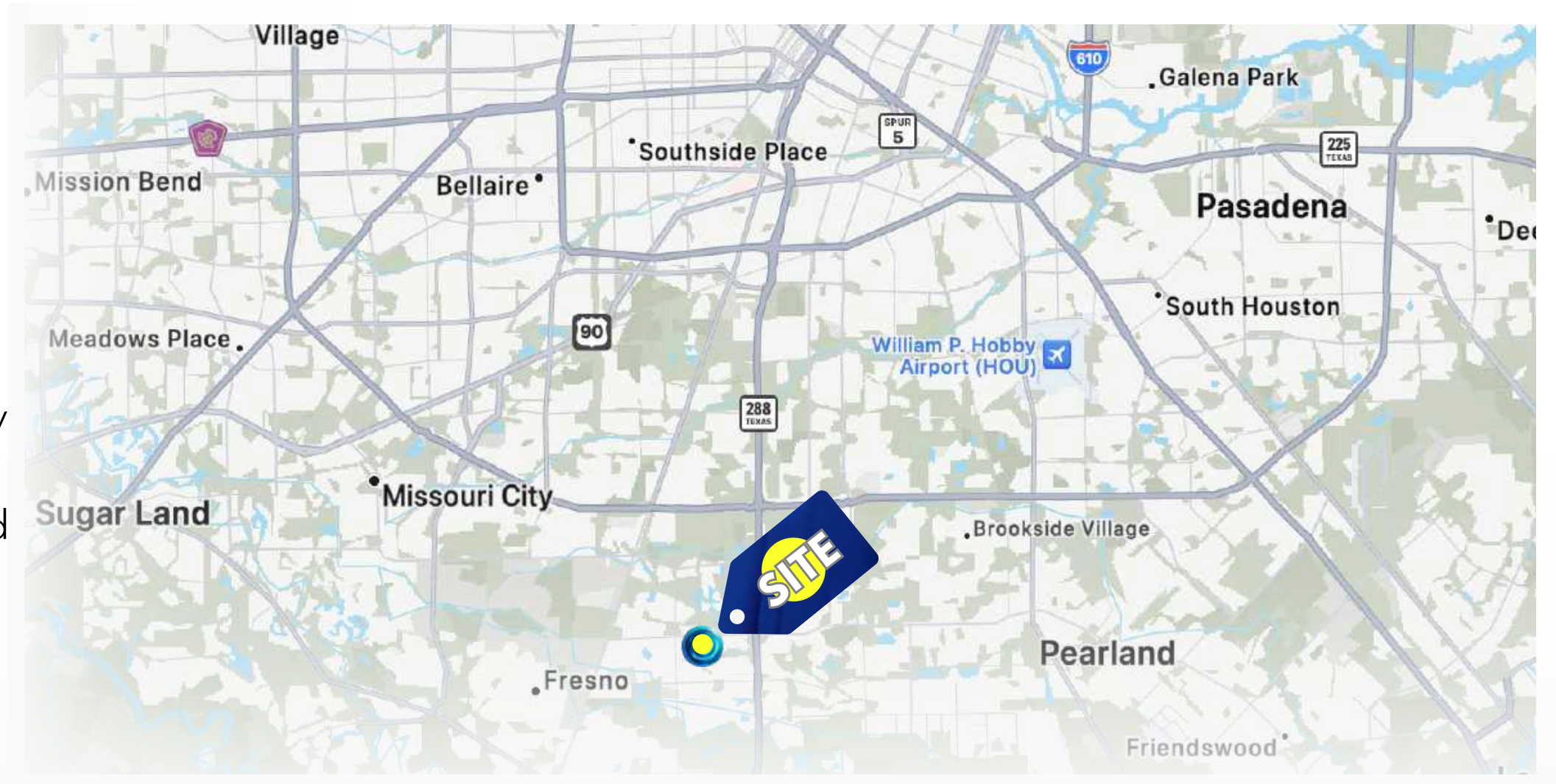
7,729 Sq. Ft.

## PRICE

Call broker for pricing

## HIGHLIGHTS

- Prime location in Pearland on Broadway near Highway 288
- Up to 7,729 SF contiguous space located on the 2nd floor building.
- New construction ready for customisation.
- High quality build with elevator.
- Generous parking and competitively priced.
- Would suit gym, martial arts, medical, professional use.



## DEMOGRAPHICS

Population

Median HH Income

Population Growth '23-'28

**1 mile**

14,199

\$113,690

↑ 7.92%

**3 mile**

73,882

\$113,674

↑ 4.99%

## TRAFFIC COUNTS

West Broadway Street 44,770 VPD

State Hwy 288 38,487 VPD

**APEX  
REALTORS**

**2941 Broadway Bend Dr Pearland  
TX 77584**



# SITE PLAN





**SITE**

**FRESINIUS  
MEDICAL CARE**

**Burlington**

**McDonald's**



HOUSTON  
**Methodist**  
LEADING MEDICINE

**Denny's**

**WELLS  
FARGO**

**FIRST  
WATCH**

**Broadway St.**

**288  
TEXAS**

**BLACK  
ROCK  
COFFEE BAR**

**ALDI**

**Pearland  
TOWN CENTER**

**BJ's  
RESTAURANT  
BREWHOUSE**

**target**

**SHADOW CREEK  
HIGH  
SCHOOL**

**HomeGoods®**

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