

**RETAIL SPACE
FOR LEASE**

PORTOFINO PLAZA
19073 I-45
SHENANDOAH, TX

**THE
J BEARD**
REAL ESTATE COMPANY



WOODLANDS SUBMARKET

LOCATION

Portofino Plaza is located $\frac{1}{2}$ mile north of Research Forest Drive on Interstate 45, approximately 1 mile from The Woodlands Town Center and 5 miles from the Hardy Toll Road and the ExxonMobil Corporate Campus.

Portofino Plaza is conveniently located adjacent to Portofino Shopping Center, a 450,000 SF power center which is anchored by national tenants, such as Michael's, Stein Mart, Sports Authority, PetsMart, Old Navy and Sam's Club. Behind Portofino is Woodforest Bank Stadium and Natatorium. This 60-acre sports complex is home to several of the area's high school football teams, drill team, band and numerous aquatic events. St. Luke's, Texas Children's, Methodist Houston and Memorial Hermann Hospital campuses are within 1 mile of the shopping center.

Available Suites

- Suite 108: 1,300 sf

General Description

- Excellent visibility and accessibility.
- Double-sided I-45 Pylon Sign.
- Oversized and elevated storefront for maximum exposure to neighboring shopping center.

PARKING

- Parking ratio: 5 spaces per 1,000 SF.



**FOR INFORMATION CONTACT:
Jeff Tinsley | Jeff Beard, CCIM**

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RETAIL AERIAL

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TENANT LIST/ DEMOGRAPHIC

PORTOFINO PLAZA

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SUITE #	TENANT	SF
100	Car Toys	6,000
105	Darque Tan	2,569
107	CPR	1,125
108	AVAILABLE	1,300
110	Any Lab Test Now	1,325
115	Portofino Family Clinic	1,500
120	Something Special	1,500
125/135	El Bosque Mexican	5,250
140	Je'Tem Salon	1,500
145	T-NOW	2,250
150	Venus Nails	1,125
180	Something Special	7,125
185	Portofino Dental	1,687
190	Allstate Insurance	1,687
195	A-MED Inc.	1,500

DEMOGRAPHICS – 2017

	1 Mile	3 Mile	5 Mile
Population	3,433	47,004	133,853
Avg. HH Income	\$134,960	\$128,091	\$122,018

*SOURCE: Site To Do Business

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

F THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because another agent must disclose to the owner any material information known to the agent.

F THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know. You should not disclose to the buyer any material information known to the agent.

F THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that defines the broker's obligations and your obligations. The agreement should state how and by whom the broker will act. You should choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate License is a service of the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate agent, contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3950.