

FOR LEASE – NEW CONSTRUCTION RETAIL 21K SF DIVISIBLE

Pearland Retail - Broadway @ Oak Rd. 21,000 Sq Ft Divisible

7713 Broadway St.
Pearland, TX 77581



VEEKAY
COMMERCIAL

CONTACT: 713.851.4982 | jeremy@veekaycommercial.com

WITH ONE ACRE PAD FOR SALE !

PROPERTY HIGHLIGHTS

- + RSF: 21,000 sq ft; divisible to 1,500 sq ft
- + Within ¾ mile of 3 groceries on Broadway:
Sprouts, Kroger, Food Town
- + Located hard corner of Broadway & Oak St.
- + Base Rent \$26; NNN \$7.00



TRAFFIC COUNTS (Broadway): 27,500+ VPD

Veekay Commercial, LLC | 713-851-4982 | jeremy@veekaycommer27cial.com | 4750 Gulf Fwy, Houston, TX

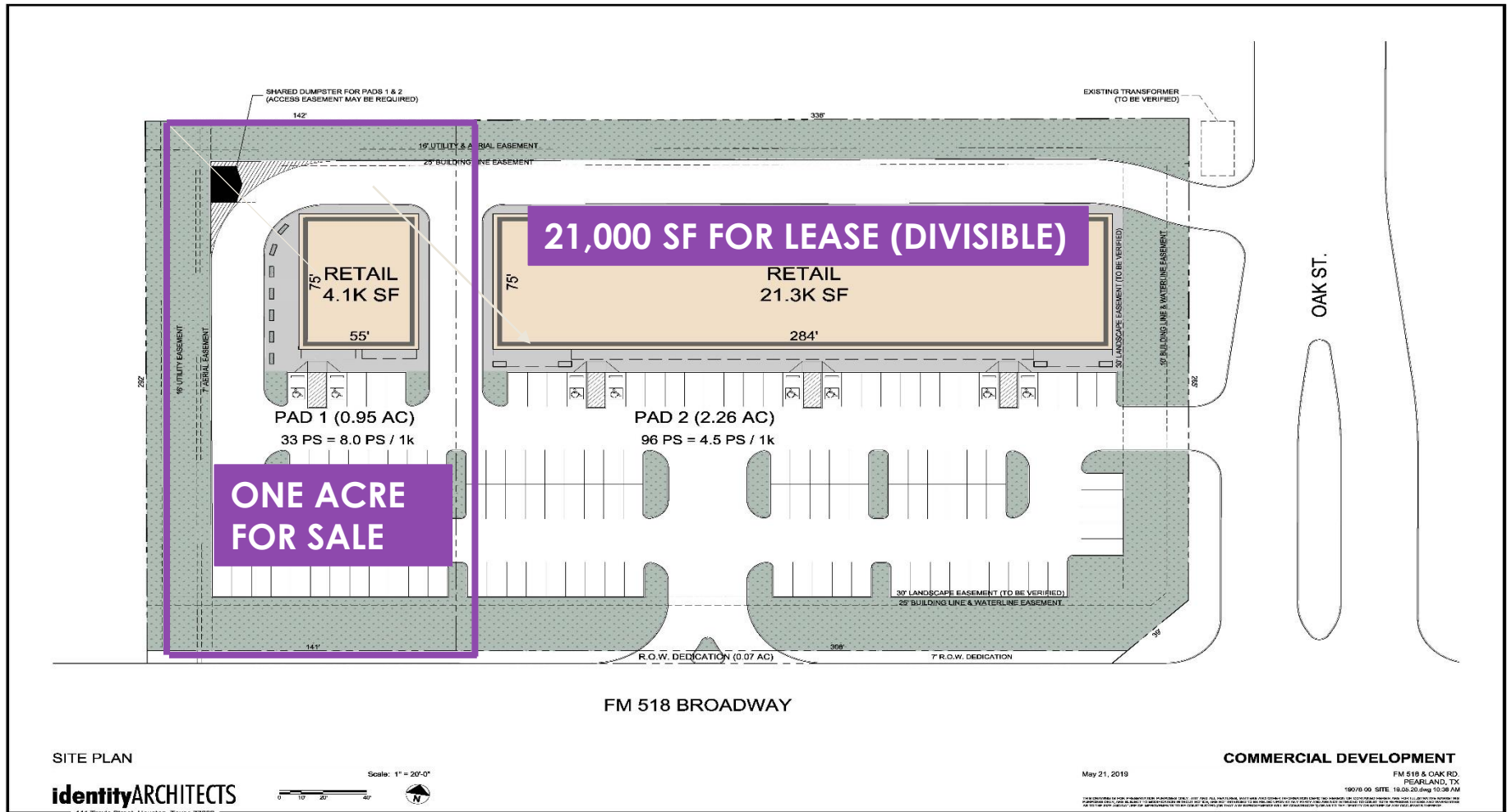
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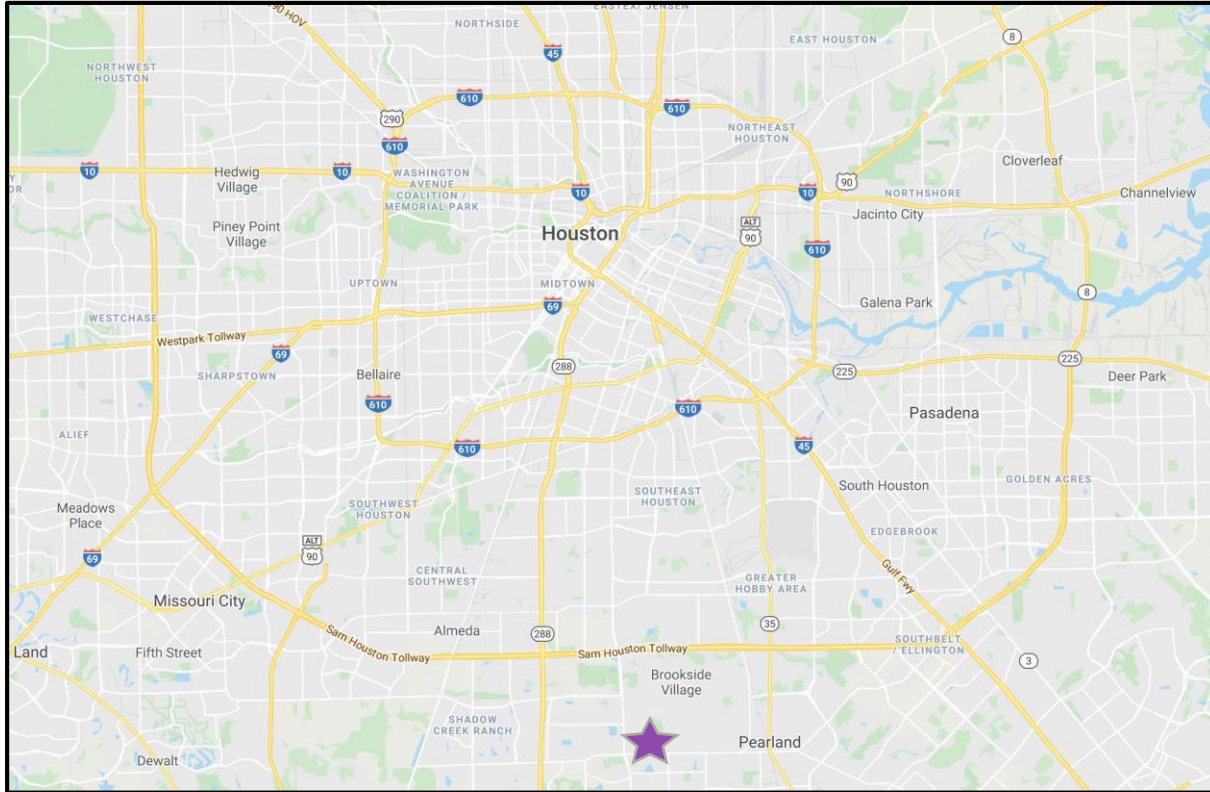
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ADDITIONAL PROPERTY HIGHLIGHTS

- + 440 Ft of Broadway/FM 518 Frontage
- + 266 Ft of Oak Rd. Frontage
- + Proximity to Hwy 288 (via Broadway)
- + Proximity to Beltway 8 (via Cullen Blvd)
- + High Ceilings - 20 ft clear
- + 30 Ft Façade; tilt wall & brick construction
- + Fronts Avalon Terrace residential subdivision; side street site access directly serves Avalon Terrace
- + Ample Parking
- + Ample Signage
- + Dense Commercial & Residential Area

AREA DEMOGRAPHICS:

	1 mi.	3 mi.
+ Population:	11,530	62,129
+ Avg. HH Income:	\$97,211	\$94,791

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