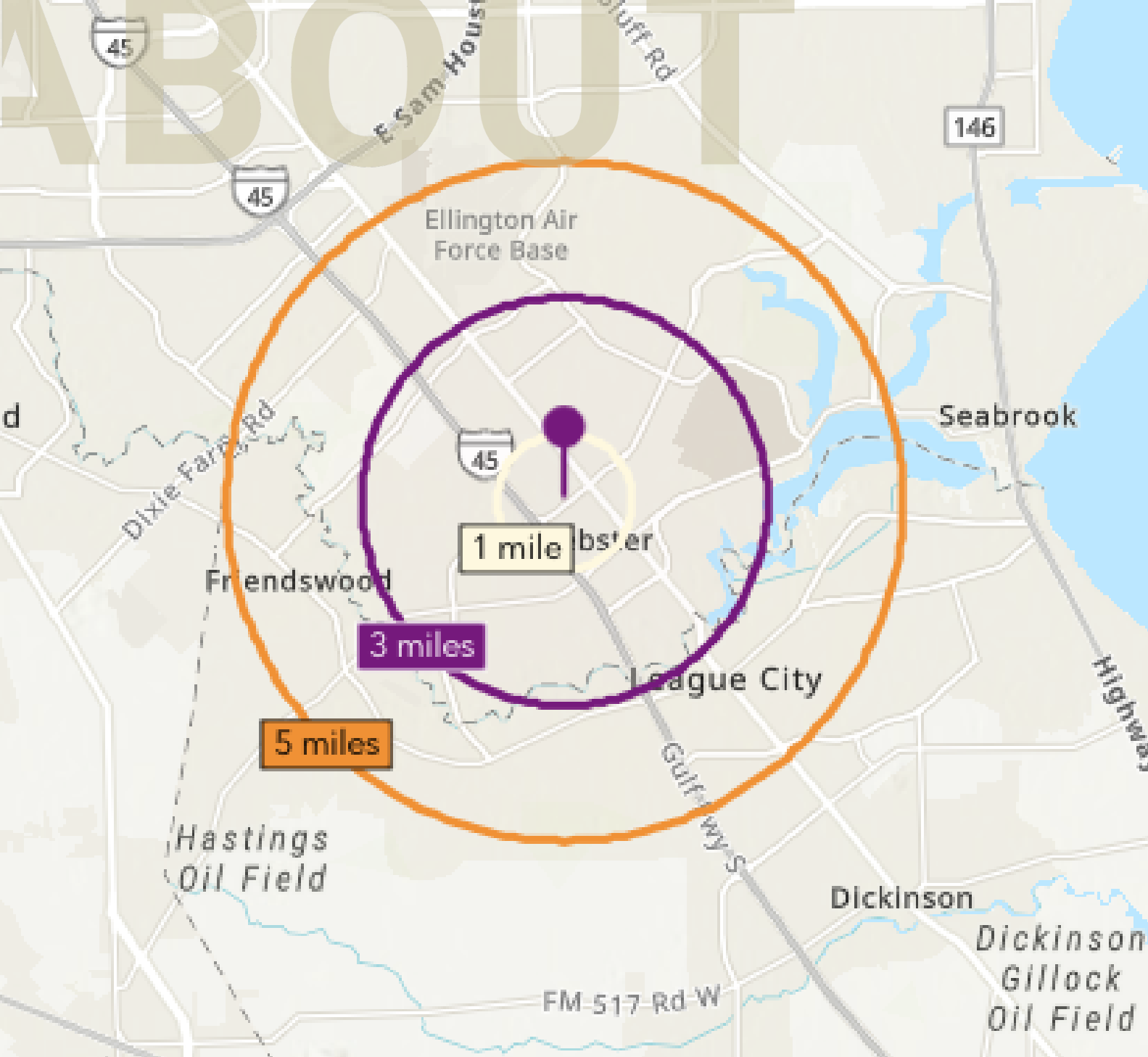




528 W Bay Area Blvd.





PROJECT INFORMATION

Located on the bustling Bay Area Boulevard, this property is strategically positioned as a major commercial artery for the Clear Lake and Bay Area communities. Boasting exceptional visibility and convenient access, it sits less than half a mile from the Gulf Freeway and captures a significant daily audience with traffic counts exceeding 46,000 vehicles per day.

The surrounding area is characterized by a dense and affluent population, with a powerful daytime population of over 107,000 people within a three-mile radius, highlighting the corridor's role as a significant employment and commercial hub. The community features an average household income of over \$107,000 and a highly educated populace, creating a strong customer base for retail, dining, and service-based businesses.

DETAILS

Located at NEC of Bay Area Boulevard and Texas Avenue and is less than ½ mile east of the Gulf Freeway.

Space Available: 3,000 SF

TRAFFIC COUNTS

Bay Area Blvd. 46,943 VPD

DEMOGRAPHICS

Est. Population

Average Household Income

Total Households

Daytime Population

Median Home Value

1 MILE RADIUS

9,707

\$102,514

4,389

25,858

\$252,636

3 MILE RADIUS

85,311

\$107,123

36,724

107,123

\$291,787

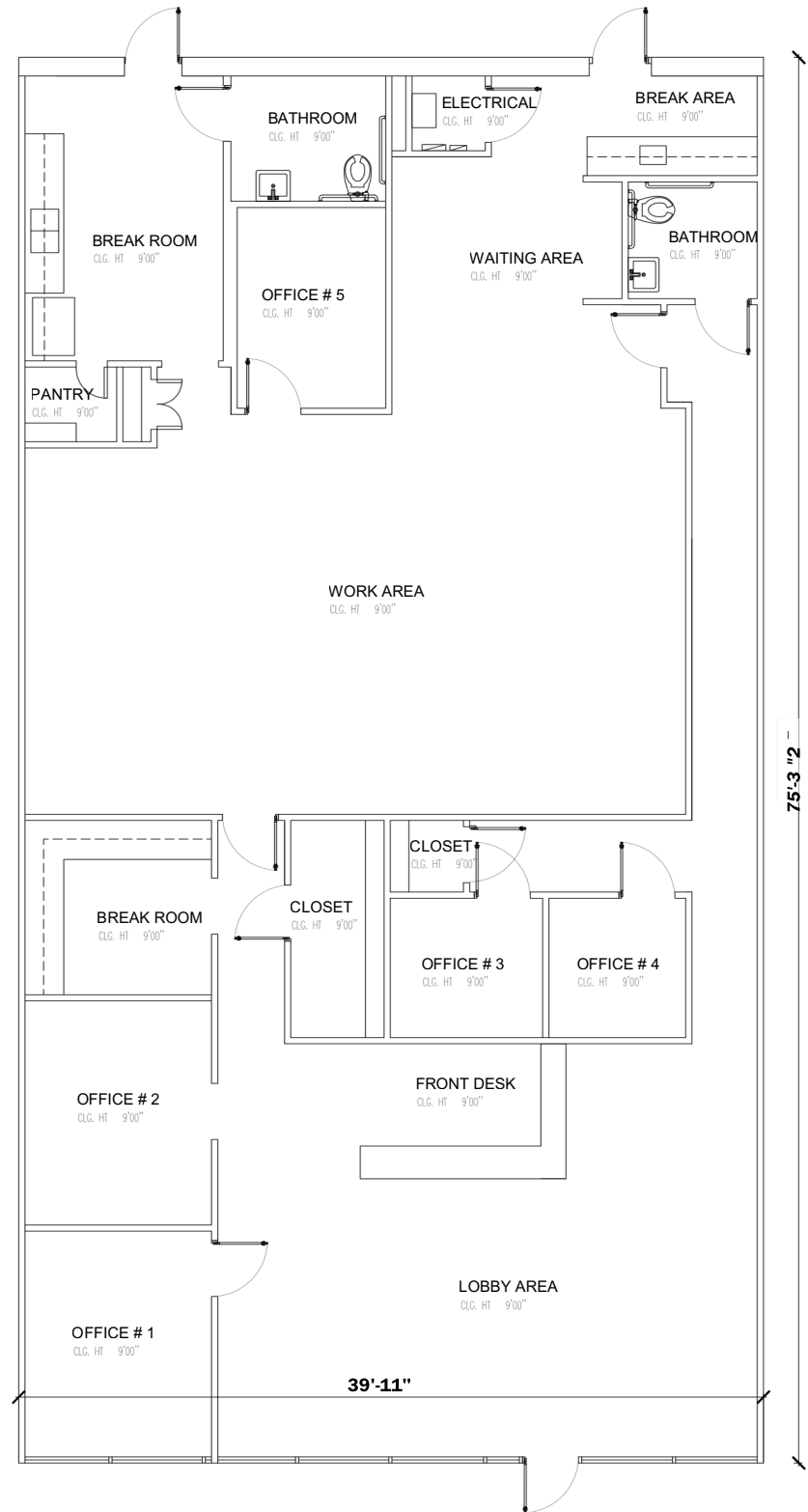
SURROUNDING NEIGHBORS







Former Office Space
Floor Plan SUITE 1000
3,000 SF





Ready to *break*
boundaries?

 SLS Properties

+

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