



## Y Shops at Beltway 8

4001 S Sam Houston Pky, Houston, TX 77047

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# Y Shops at Beltway 8

\$28.00 /SF/YR

Y Shops at Beltway 8 is a strategically placed center inviting tenants to serve the key consumer demographics in some of South Houston's best communities. Its design, incorporating brick, stucco, and stone, creates a boutique aura. Y Shops at Beltway 8 hosts a multifaceted roster of local and national...

- Y Shops at Beltway 8, 4001 S Sam Houston Parkway, is an established center with restaurants, a dentist, and professional services.
- Flourishing area as the number of households within a 5-mile radius grew by 6.4% from 2020 to 2024 and is expected to rise another 6.5% by 2029.
- Offering a 3,300-SF renovated second-generation restaurant space featuring a full commercial kitchen with vent hoods and a walk-in cooler and freezer.
- Ideal for restauranteurs to expand their brand with freeway exposure providing traffic counts of over 100,000 vehicles per day.
- Dense, affluent retail trade zone with over 20,000 residents and an average annual household income of \$101,829 within a 2-mile radius.



Rental Rate:	\$28.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	8
Center Properties:	1
Frontage:	300' on sam houston tollway
Gross Leasable Area:	18,450 SF
Walk Score @:	46 (Car-Dependent)
Taxes:	\$0.50 USD/SF/MO
Operating Expenses:	\$0.07 USD/SF/MO
Rental Rate Mo:	\$2.33 /SF/MO

## 1st Floor

Space Available	3,300 SF
Rental Rate	\$28.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

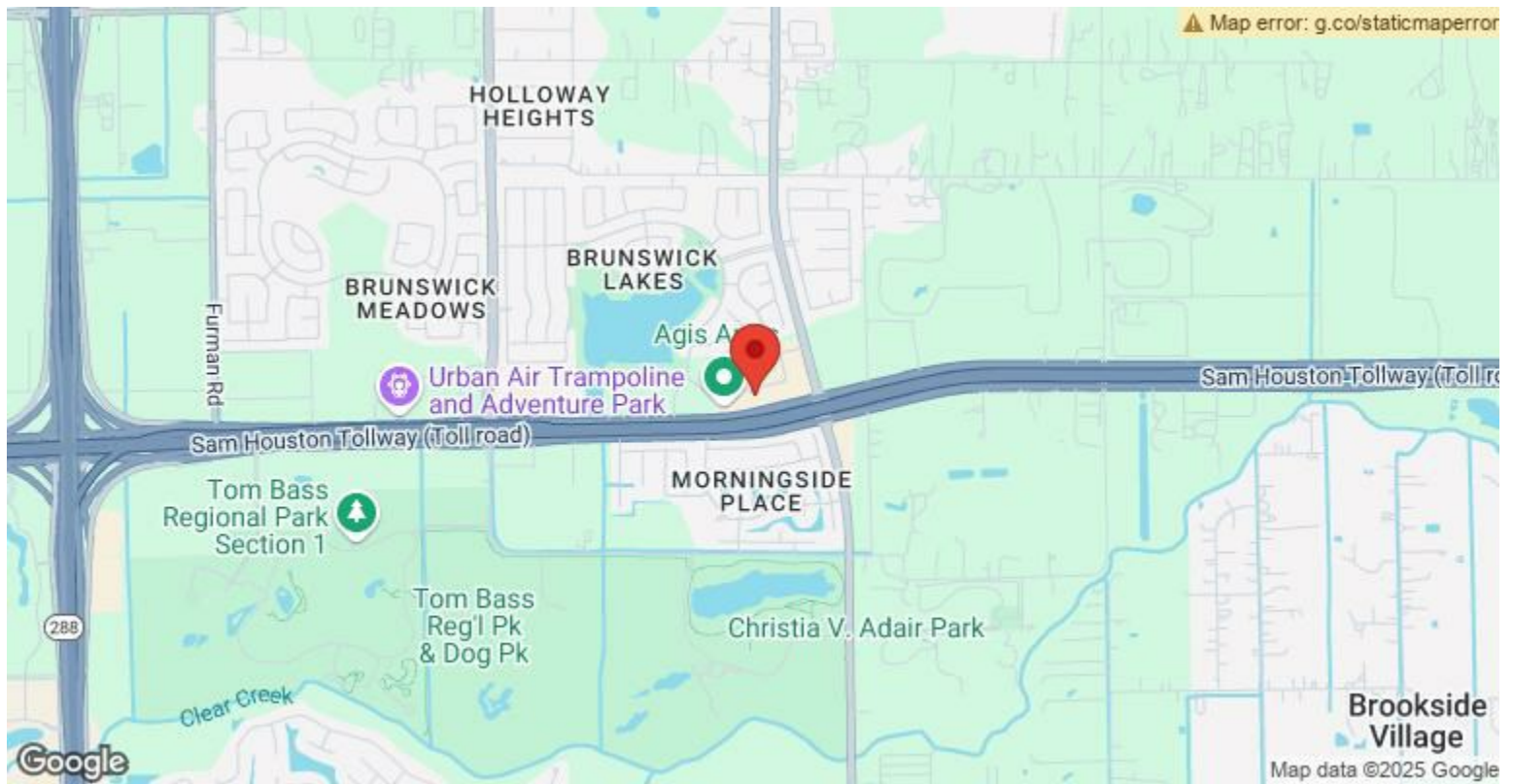
Newly renovated restaurant space available for lease with walk-in cooler & freezer and vent hoods. 1200 gallon grease trap , 3 compartment sink , hand sink etc. Table chairs and many more equipments worth more than \$150 k with the lease. Great location for Local Bar .Hookah lounge or many more national chain . Drive thru pick up is also possible from the back of the building . Ample parking and great visibility from Beltway 8. The location is surrounded by many major fast food chain . Plenty of Residential and commercials in the 1 mile vicinity.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
H-Town Star Family Dentistry	-	
LoanMax Title Loans	-	
Mr. Gatti's Pizza	-	



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Located at 4001 S Sam Houston Parkway, Y Shops at Beltway 8 gains tremendous exposure from the freeway and is among neighborhoods like Brunswick Meadows, Morningside Place, and Autumn Lake. The densely populated area is preferred by affluent residents as the 70,000 households within a 5-mile radius report an average annual income of \$96,000, which contributes to \$2.2 billion in spending each year. Direct exposure to Beltway 8 makes this a great spot to draw non-local consumers as the highway is a major artery connecting thousands to hubs like Hobby Airport, Sugar Land, Pearland, Memorial, Energy Corridor, and more.

# Property Photos



# Property Photos



High-Traffic Freeway Location



Dental Practice Anchors Consumer Needs

# Property Photos





# Property Photos



Nearby Brunswick Meadows Neighborhood



Affluent Area With Growing Demand

# Property Photos



Exquisite Restaurant Build-Out



Space Ready for a Quick Turnaround

# Property Photos



# Property Photos



Space Ready for a Quick Turnaround



3,300-Square-Foot Second-Generation Restaurant Space

# Property Photos



3,300-Square-Foot Second-Generation Restaurant Space



Make-Shift Drive-Thru From Back Entrance

# Property Photos



# Property Photos



# Property Photos



Strong Draw From Local Demographics



High-Visibility Beltway 8 Location



# Property Photos

