

For Lease

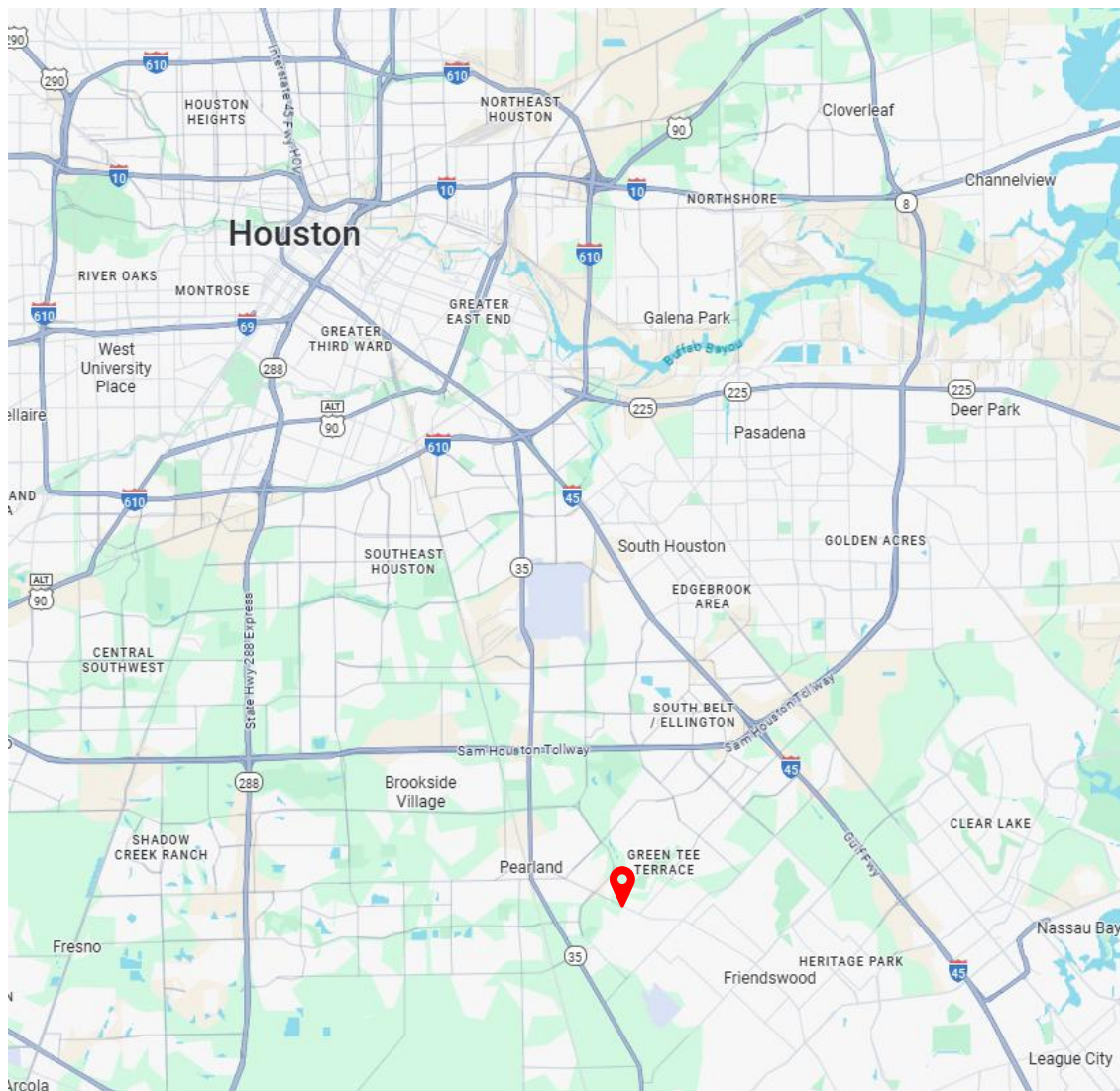


ALLON
INVESTMENTS

alloninvestments.com | +1 713.828.9360

PROVINCE PLAZA

2705 E Broadway
Pearland, Texas 77581



AREA RETAILERS



LOCATION

2705 E Broadway
Pearland, Texas 77581



SIZE

See Site Plan For Availability



RATE

Please Call For Pricing



TRAFFIC COUNTS

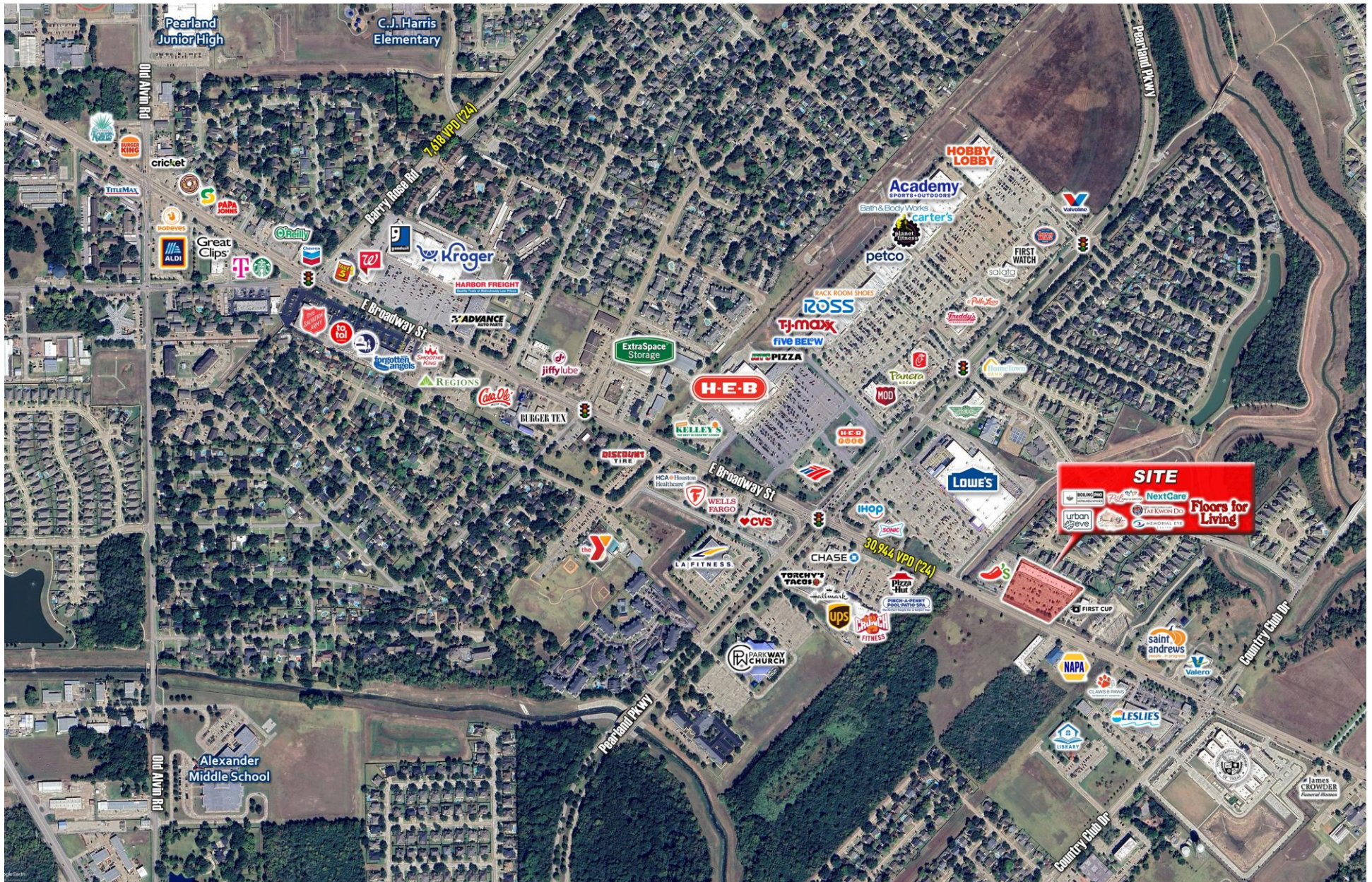
33,174 VPD
W Broadway

33,097 VPD
Pearland Pkwy



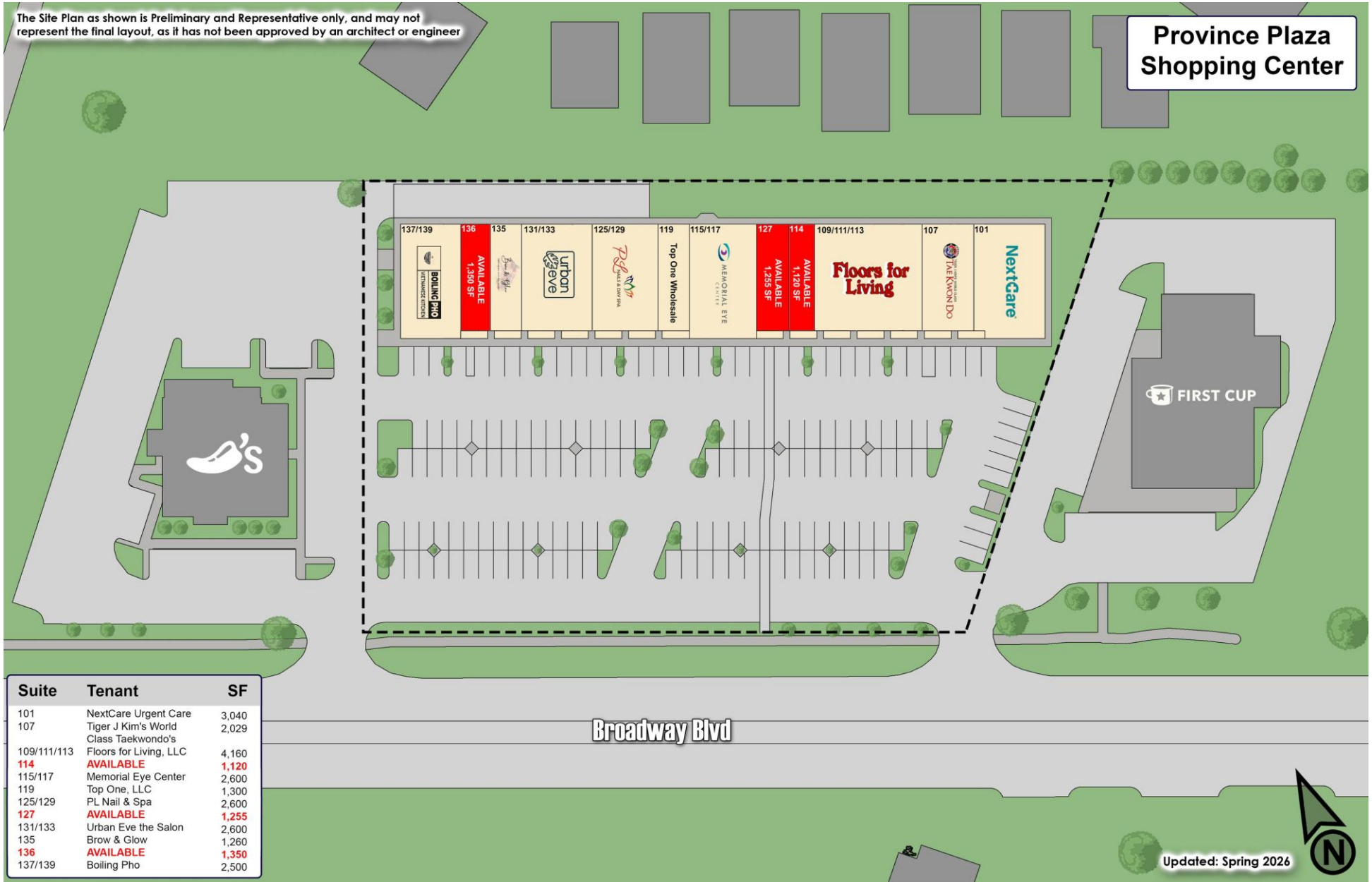
HIGHLIGHTS

- Major Retail Hub – East Pearland
- Strong Traffic Generators (HEB, LA Fitness, Lowe's Power Center, City Offices)
- Multiple Unit Sizes Available
- Pylon Signage Available
- Plenty of Surface Parking
- High Visibility
- High Traffic
- Strong Demographics



The Site Plan as shown is Preliminary and Representative only, and may not represent the final layout, as it has not been approved by an architect or engineer

Province Plaza Shopping Center



Suite	Tenant	SF
101	NextCare Urgent Care	3,040
107	Tiger J Kim's World Class Taekwondo's	2,029
109/111/113	Floors for Living, LLC	4,160
114	AVAILABLE	1,120
115/117	Memorial Eye Center	2,600
119	Top One, LLC	1,300
125/129	PL Nail & Spa	2,600
127	AVAILABLE	1,255
131/133	Urban Eve the Salon	2,600
135	Brow & Glow	1,260
136	AVAILABLE	1,350
137/139	Boiling Pho	2,500

Updated: Spring 2026





2024

\$139,830

3 MILE Avg HOUSEHOLD INCOME

\$120,707

5 MILE Avg HOUSEHOLD INCOME

2024

24,999

3 MILE HOUSEHOLDS

62,563

5 MILE HOUSEHOLDS



2024

73,227

3 MILE POPULATION

186,359

5 MILE POPULATION

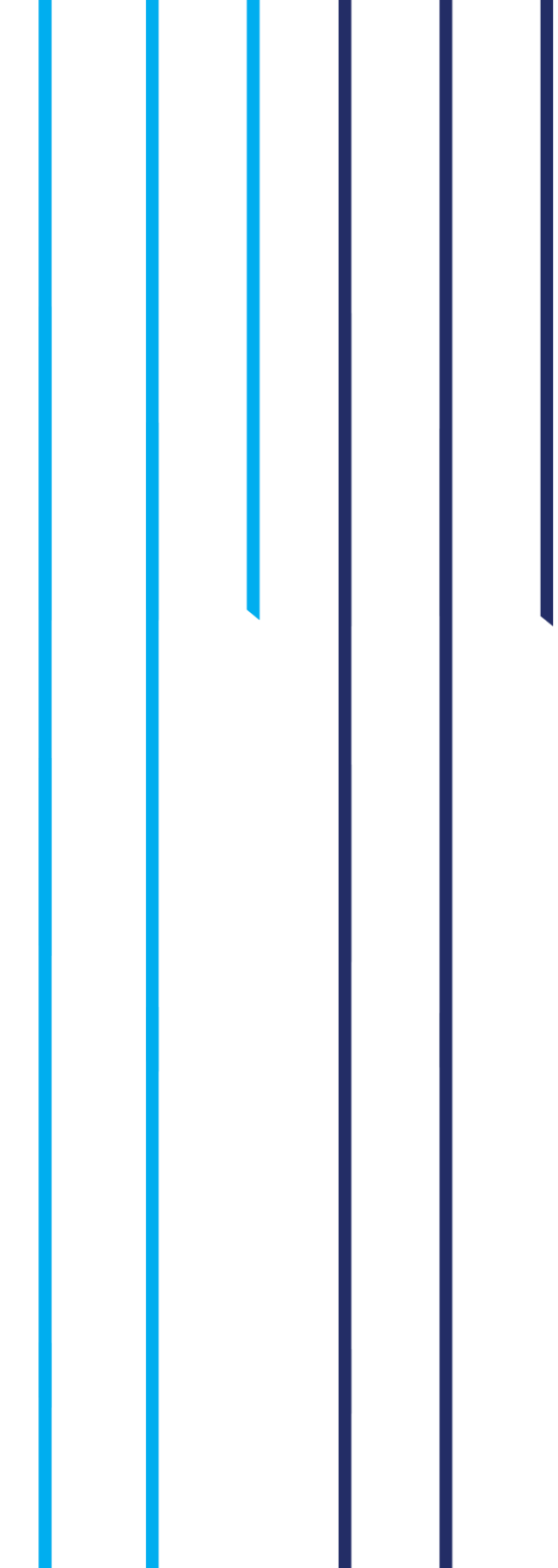
2024

59,428

3 MILE DAY TIME POPULATION

150,870

5 MILE DAY TIME POPULATION



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