

FOR LEASE

501 S. FRIENDSWOOD DR. FRIENDSWOOD, TX 77546



AVAILABLE SF:
2,725 SF Approximately

ADDRESS:
501 S. Friendswood Dr. Friendswood, TX 77546

LEASE RATE:
\$34.00

SUMMARY:
501 Friendswood is a newly constructed retail center located in downtown Friendswood. We have a prime 2,725 square foot end cap space available for lease in Suite 140. This shell space is ready for your custom build-out and offers excellent frontage, ideal for maximizing visibility. It is also subdividable with options available to a minimum of 1,000 square feet. Adjacent to Methodist Orthopedics & Sports Medicine and directly across from Friends of Friendswood Church and Friendswood Public Library, ensuring high foot traffic and exposure. Don't miss the opportunity to secure your spot in this thriving community hub today!

LEASE TYPE:
Triple Net (NNN)

LEASE TERM:
Negotiable

HIGHLIGHTS:

LOT SIZE:
1.33 AC

- EXCELLENT FRONTAGE - Maximized visibility in a high-traffic area
- ADJACENT TO MAJOR DEVELOPMENTS- Methodist Orthopedics & Sports Medicine
- PRIME END CAP LOCATION - 2,725 SF raw space ready for custom build-out.
- SUBDIVIDABLE - 1,000 square foot minimum.
- KEY COMMUNITY HUB - Across from Friends of Friendswood Church and Friends Public Library

YEAR BUILT:
2022

For Info Contact:

Keller Williams Signature
Each office is independently
owned and operated



Broker
Joe Rothchild
281.744.3415



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Aerial View

MAJOR TENANTS:

- Little Caesars
- The Airway Dentists
- HOTWORX
- Spanish Schoolhouse



Monument Sign



Aerial View Back



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Exterior Corner View



Interior Front Door View



Interior Back Door View



Exterior Front View



Exterior Back View



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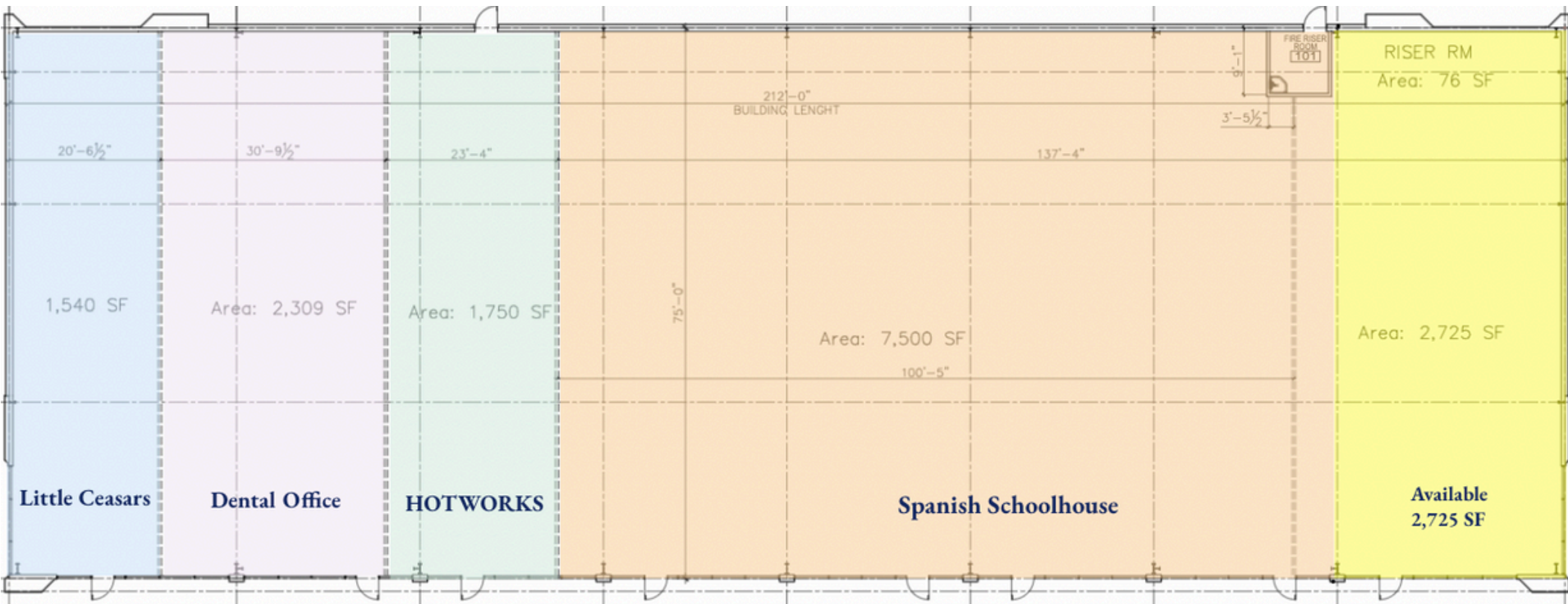
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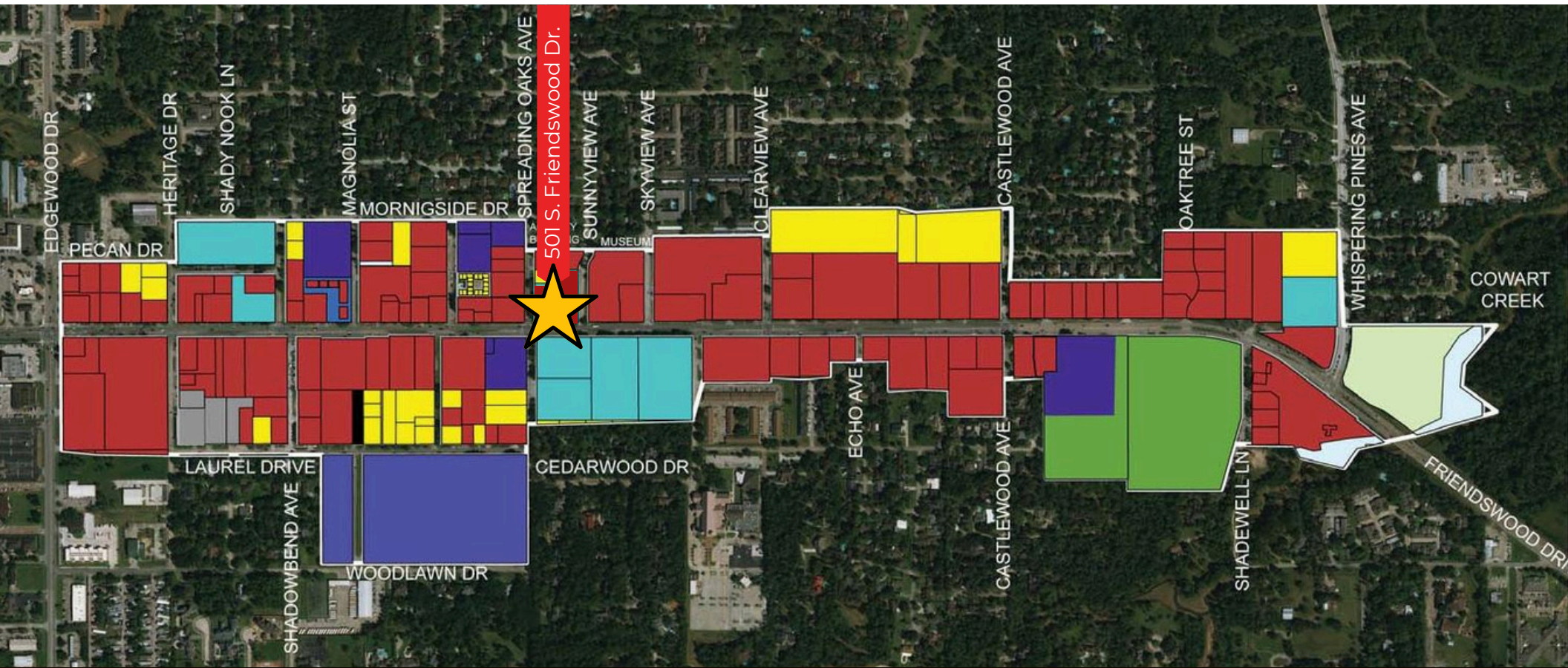
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Downtown Friendswood Land Use Map

MAPS KEY

- Civic/Community
- Park
- Commercial
- Residential
- Church
- Light Industrial
- Open Space
- Flood Plain



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Downtown Friendswood Retail/Food Services Map

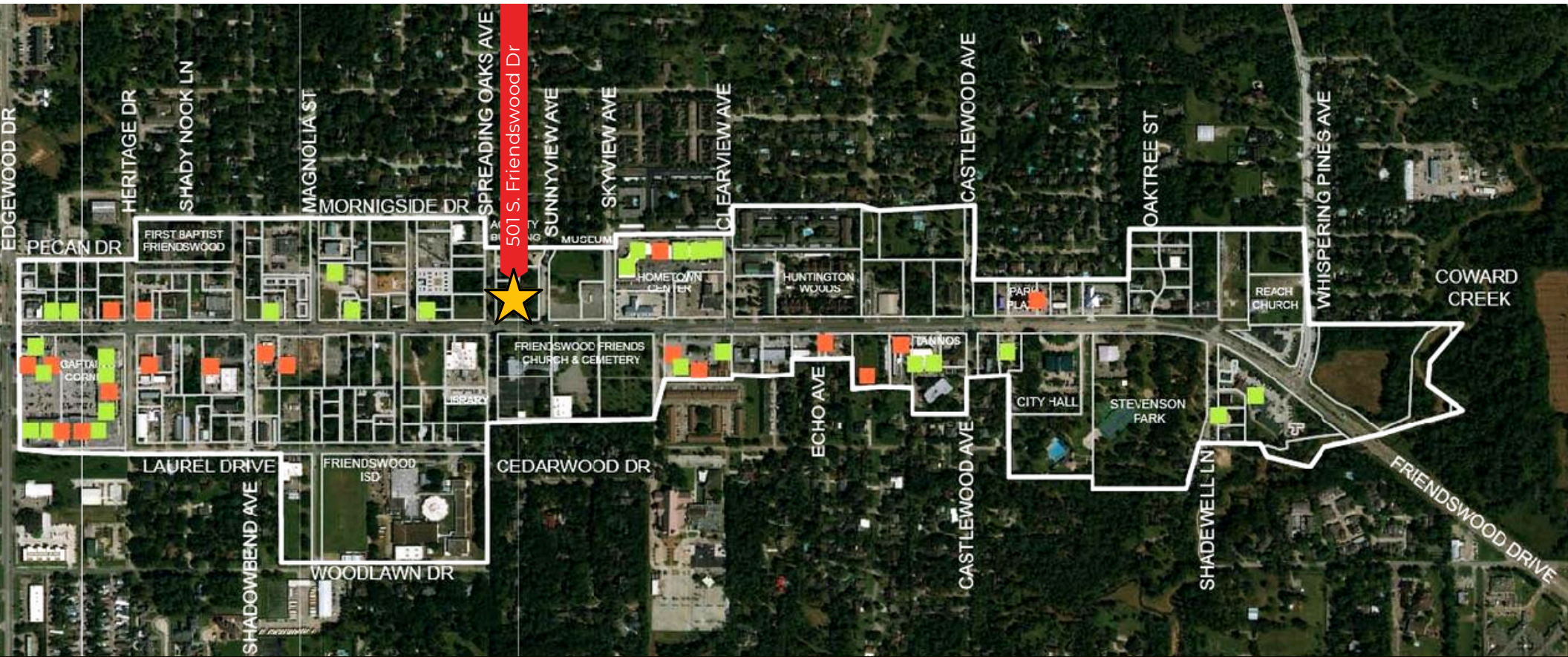
MAP KEY



Retail



Food Service



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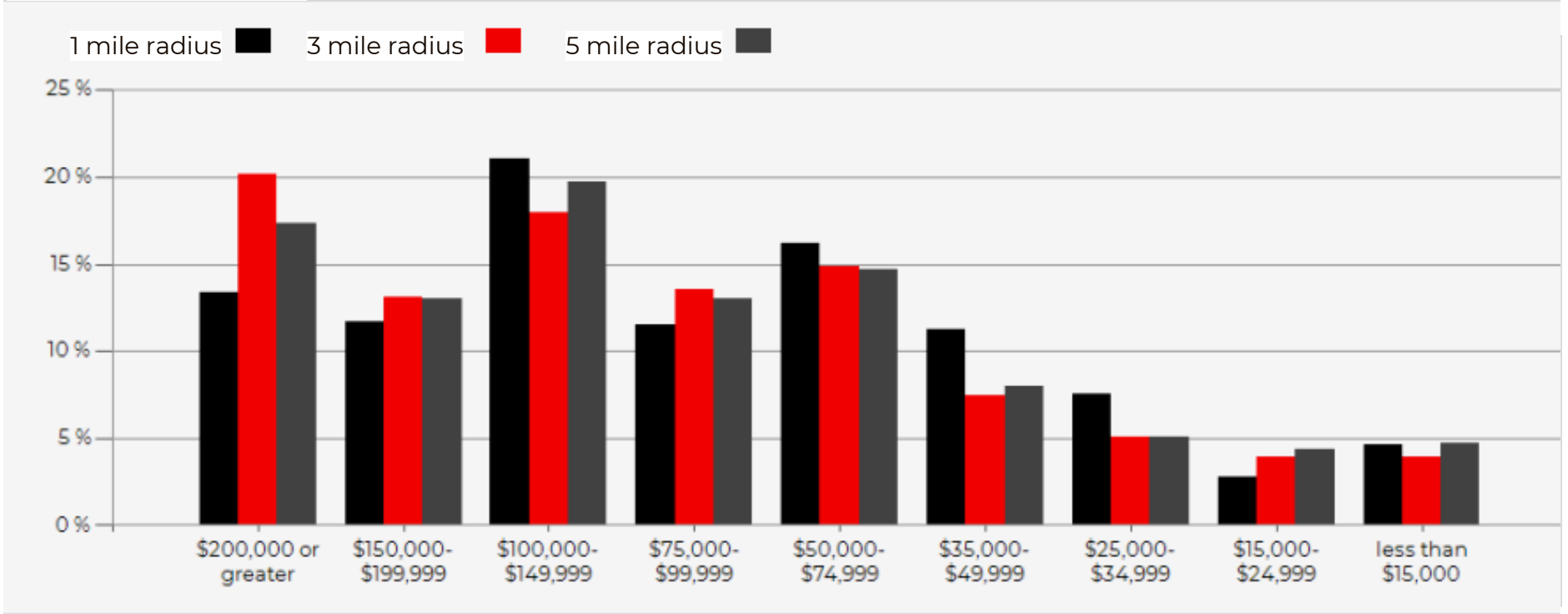


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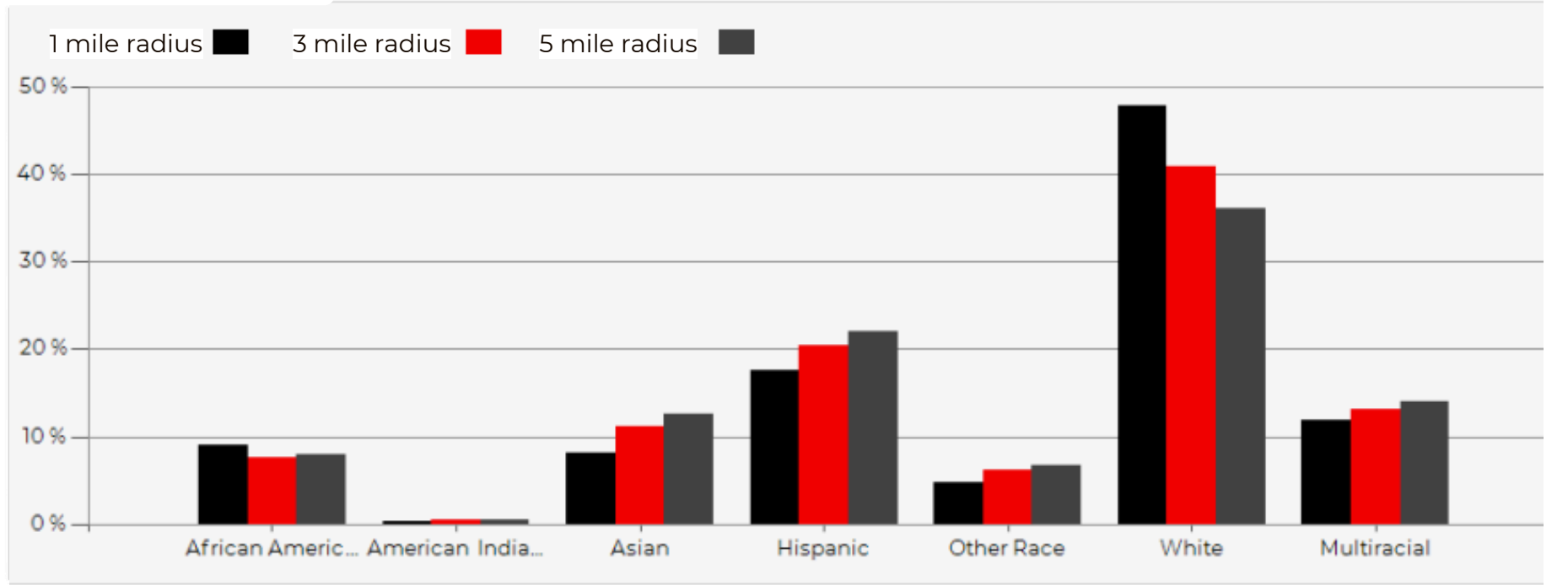


2024 Household Income | 2024 Population By Race

2024 Household Income

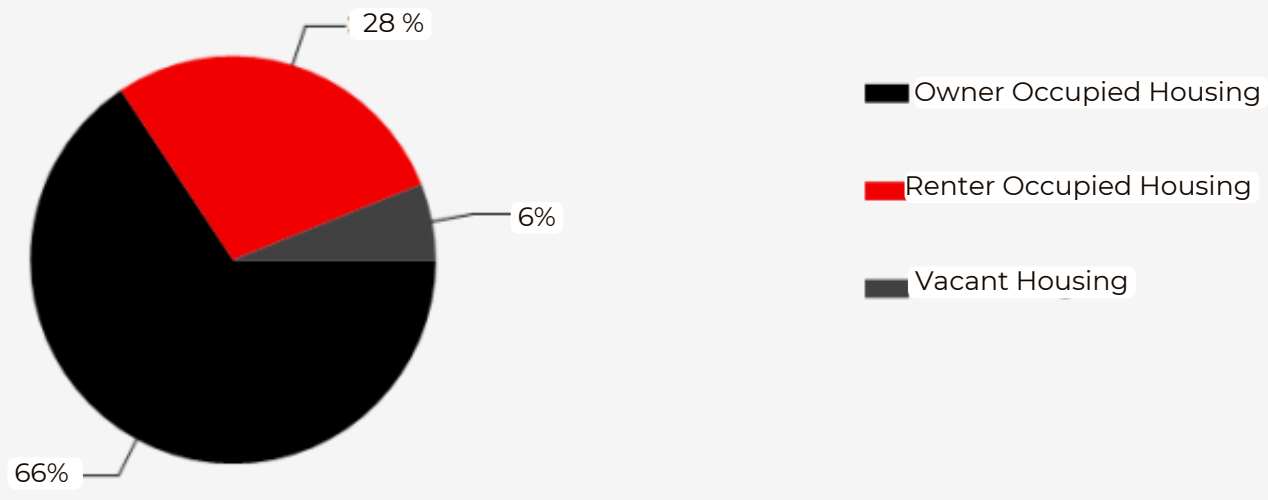


2024 Population By Race

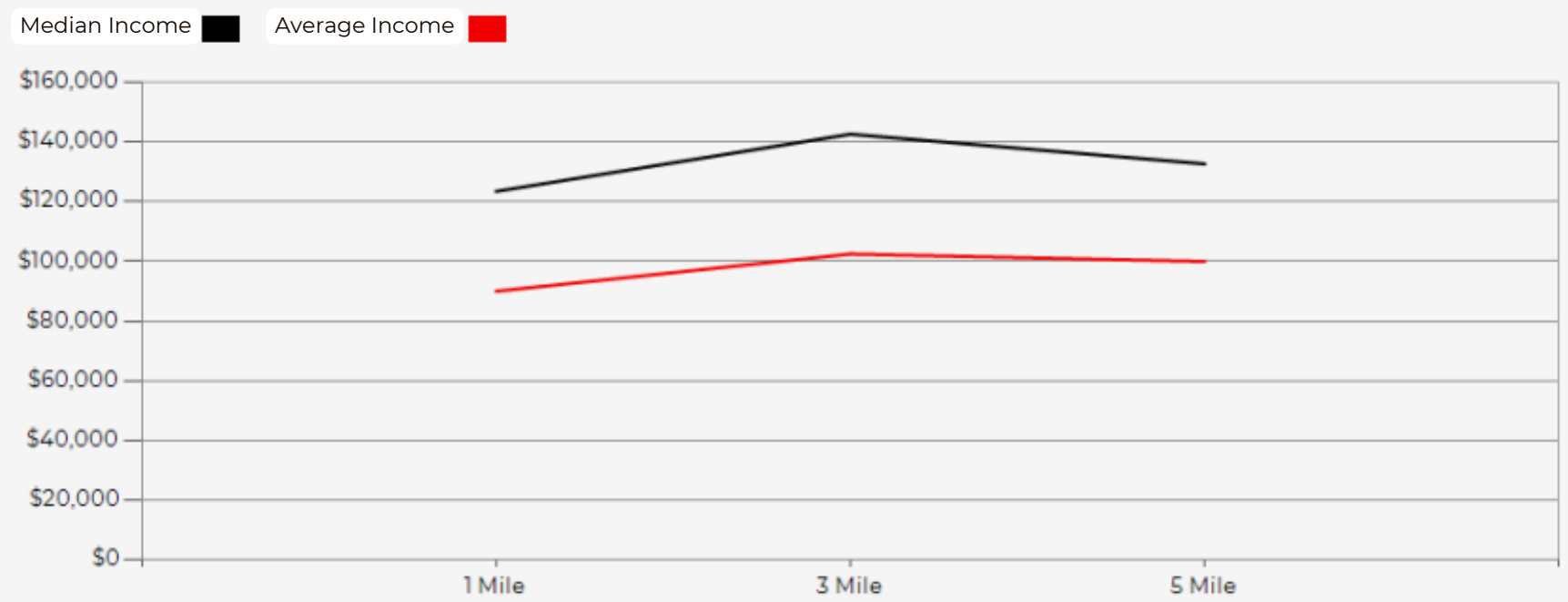


2024 Household Occupancy
1 mile radius

2024 Household Occupancy in 1 mile radius



2024 Household Income Average and Median



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	363	3,848	12,062
2024 Population Age 35-39	399	4,136	12,431
2024 Population Age 40-44	420	4,360	13,041
2024 Population Age 45-49	361	4,114	11,865
2024 Population Age 50-54	376	4,434	12,116
2024 Population Age 55-59	386	4,234	10,825
2024 Population Age 60-64	418	4,295	10,565
2024 Population Age 65-69	417	3,732	9,104
2024 Population Age 70-74	379	2,959	7,107
2024 Population Age 75-79	300	2,232	5,338
2024 Population Age 80-84	260	1,409	3,164
2024 Population Age 85+	333	1,312	2,778
2024 Population Age 18+	5,269	50,693	138,956
2024 Median Age	44	41	38

2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	387	4,107	12,444
2029 Population Age 35-39	397	4,051	12,640
2029 Population Age 40-44	425	4,166	12,512
2029 Population Age 45-49	405	4,186	12,523
2029 Population Age 50-54	377	3,943	11,277
2029 Population Age 55-59	390	4,148	11,308
2029 Population Age 60-64	380	3,899	10,082
2029 Population Age 65-69	396	3,853	9,560
2029 Population Age 70-74	414	3,340	8,038
2029 Population Age 75-79	356	2,539	6,136
2029 Population Age 80-84	301	1,830	4,254
2029 Population Age 85+	371	1,565	3,352
2029 Population Age 18+	5,488	51,452	143,786
2029 Median Age	45	41	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Medlan Household Income 25-34	\$102,130	\$100,222	\$90,818
Average Household Income 25-34	\$128,597	\$132,322	\$118,801
Medlan Household Income 35-44	\$109,361	\$122,965	\$117,069
Average Household Income 35-44	\$143,670	\$163,202	\$150,998
Medlan Household Income 45-54	\$115,693	\$142,830	\$126,271
Average Household Income 45-54	\$154,187	\$182,536	\$162,806
Medlan Household Income 55-64	\$113,264	\$122,677	\$112,768
Average Household Income 55-64	\$156,107	\$165,133	\$149,464
Medlan Household Income 65-74	\$73,177	\$80,338	\$78,606
Average Household Income 65-74	\$110,962	\$115,444	\$110,237
Average Household Income 75+	\$74,185	\$77,219	\$79,035

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Medlan Household Income 25-34	\$110,187	\$119,557	\$107,322
Average Household Income 25-34	\$146,405	\$164,961	\$143,828
Medlan Household Income 35-44	\$117,017	\$134,072	\$126,831
Average Household Income 35-44	\$157,691	\$176,469	\$164,963
Medlan Household Income 45-54	\$127,064	\$154,388	\$141,772
Average Household Income 45-54	\$172,711	\$197,591	\$180,493
Medlan Household Income 55-64	\$123,316	\$146,010	\$131,762
Average Household Income 55-64	\$174,907	\$188,270	\$171,963
Medlan Household Income 65-74	\$86,472	\$93,598	\$91,670
Average Household Income 65-74	\$131,301	\$139,407	\$132,340
Average Household Income 75+	\$87,415	\$94,599	\$96,557

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,749	48,478	119,460
2010 Population	6,479	59,541	155,933
2024 Population	6,701	65,204	181,284
2029 Population	6,825	64,739	183,648
2024 African American	184	4,545	17,500
2024 American Indian	29	332	1,225
2024 Asian	217	5,831	19,058
2024 Hispanic	1,390	14,989	55,489
2024 Other Race	319	4,255	17,275
2024 White	5,022	40,751	96,058
2024 Multiracial	923	9,413	30,012
2024-2029: Population: Growth Rate	1.85 %	-0.70 %	1.30 %

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	122	922	3,042
\$15,000-\$24,999	74	923	2,816
\$25,000-\$34,999	201	1,189	3,244
\$35,000-\$49,999	299	1,753	5,116
\$50,000-\$74,999	430	3,500	9,444
\$75,000-\$99,999	307	3,193	8,375
\$100,000-\$149,999	559	4,249	12,643
\$150,000-\$199,999	311	3,097	8,335
\$200,000 or greater	355	4,771	11,106
Medlan HH Income	\$90,048	\$102,533	\$100,059
Average HH Income	\$123,504	\$142,686	\$132,729

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,620	17,591	44,264
2010 Total Households	2,576	21,021	55,187
2024 Total Households	2,658	23,596	64,121
2029 Total Households	2,752	23,792	65,878
2024 Average Household Size	2.50	2.75	2.82
2000 Owner Occupied Housing	1,896	13,033	29,429
2000 Renter Occupied Housing	631	3,944	13,122
2024 Owner Occupied Housing	1,853	17,492	45,405
2024 Renter Occupied Housing	805	6,104	18,716
2024 Vacant Housing	180	1,143	3,651
2024 Total Housing	2,838	24,739	67,772
2029 Owner Occupied Housing	1,872	17,842	47,068
2029 Renter Occupied Housing	880	5,950	18,810
2029 Vacant Housing	207	1,330	4,145
2029 Total Housing	2,959	25,122	70,023
2024-2029: Households: Growth Rate	3.50 %	0.85 %	2.70 %



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