

RETAIL SPACE AVAILABLE

PEARLAND CENTER WEST

5517 W. BROADWAY STREET, PEARLAND, TEXAS 77581



LOCATION / PROPERTY

- The Center is well located on FM 518 (Broadway) the major traffic corridor thru Pearland.
- The center is surrounded by dense residential single family homes and over 80% of the dwellings are owner occupied homes
- New Ownership July 2017

The Shopping Center will undergo a full modern renovation to include a new roof, new awning, stone accents, etc.

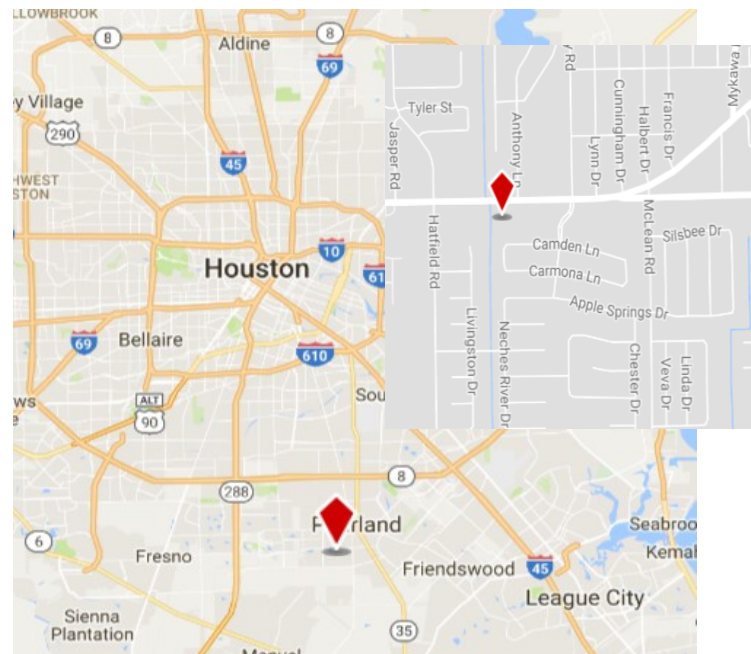
SPACES AVAILABLE

Suite I - 1,000 SF
 Suite C - 1,457 SF
 Suite G - 1,660 SF (Beauty Salon)
 Suite D - 1,400 SF

TRAFFIC COUNTS

DEMOGRAPHICS: 1 Mi. Radius 3 Mile Radius 5Miles

2015 Household	2,383	16,453	50,851
2015 Total Population	7,061	49,145	159,618
2015 Average Household Income	\$93,455	\$94,541	\$95,780



CLARION PROPERTIES, LTD.

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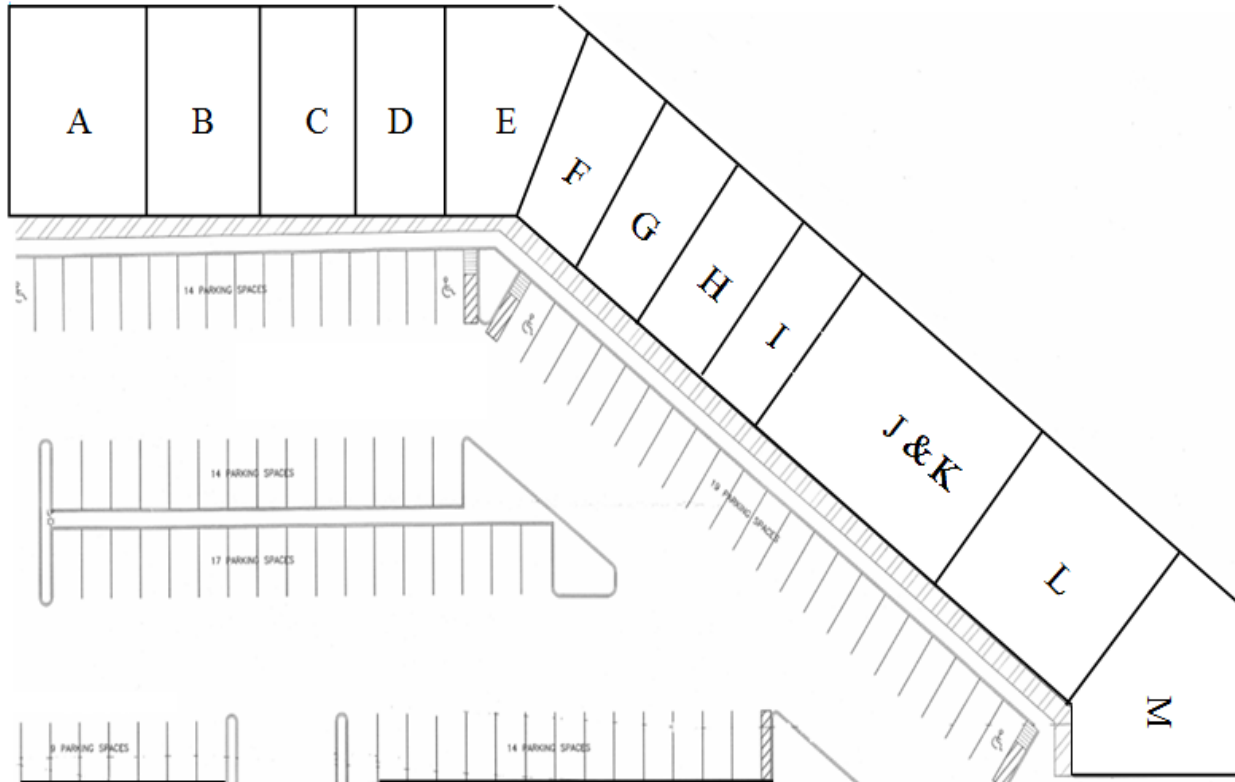
LEASING - COMMERCIAL BROKERAGE - CONSULTING

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CLARION PROPERTIES, LTD



Suite	Tenant	Sq Ft
A	Silver Creek Dental	1,884
B	Forged Warrior Fitness	1,500
C	AVAILABLE	1,457
D	AVAILABLE	1,400
E	The Puddery Baker	1,850
F	Kary's Hair	1,000
G	AVAILABLE (Beauty Salon)	1,660
H	PowerFit Eats #3	1,000
I	AVAILABLE	1,000
J & K	Astro Pawn Shop	4,000
L	PowerFit Meals	2,070
M	PowerFit Meals	2,000

