

2470 PEARLAND PARKWAY

Pearland, TX 77581

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

2470 Pearland Parkway is a **newer-construction neighborhood retail center** strategically positioned along one of Pearland's most traveled arteries. This 10,174 SF strip, built in 2019, delivers **strong visibility with 187 feet of frontage** on Pearland Parkway, catering to the area's dense, high-income suburban population base.

The property offers a **2,500 SF end-cap retail bay** currently available for lease, ideal for **service-oriented users, boutique retail, or medical tenants** seeking high visibility in a growth corridor. The center features **modern façade design, abundant surface parking (5.9/1,000 SF)**, and direct lighted access.

Surrounding demographics are robust, with over **77,000 residents within three miles** and a **median household income exceeding \$100,000**, fueling steady demand for essential retail and personal service uses. Pearland continues to outperform the Houston metro in both **population and household income growth**, reinforcing the stability of this submarket.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,500 SF
Building Size:	10,174 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,375	27,155	65,569
Total Population	9,199	82,000	197,503
Average HH Income	\$152,788	\$135,503	\$117,369

ELI DESJARDINS
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301 Camp Craft Road
Austin, TX 78746
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
170	Available	2,500 SF	NNN	Negotiable	-Showroom Space

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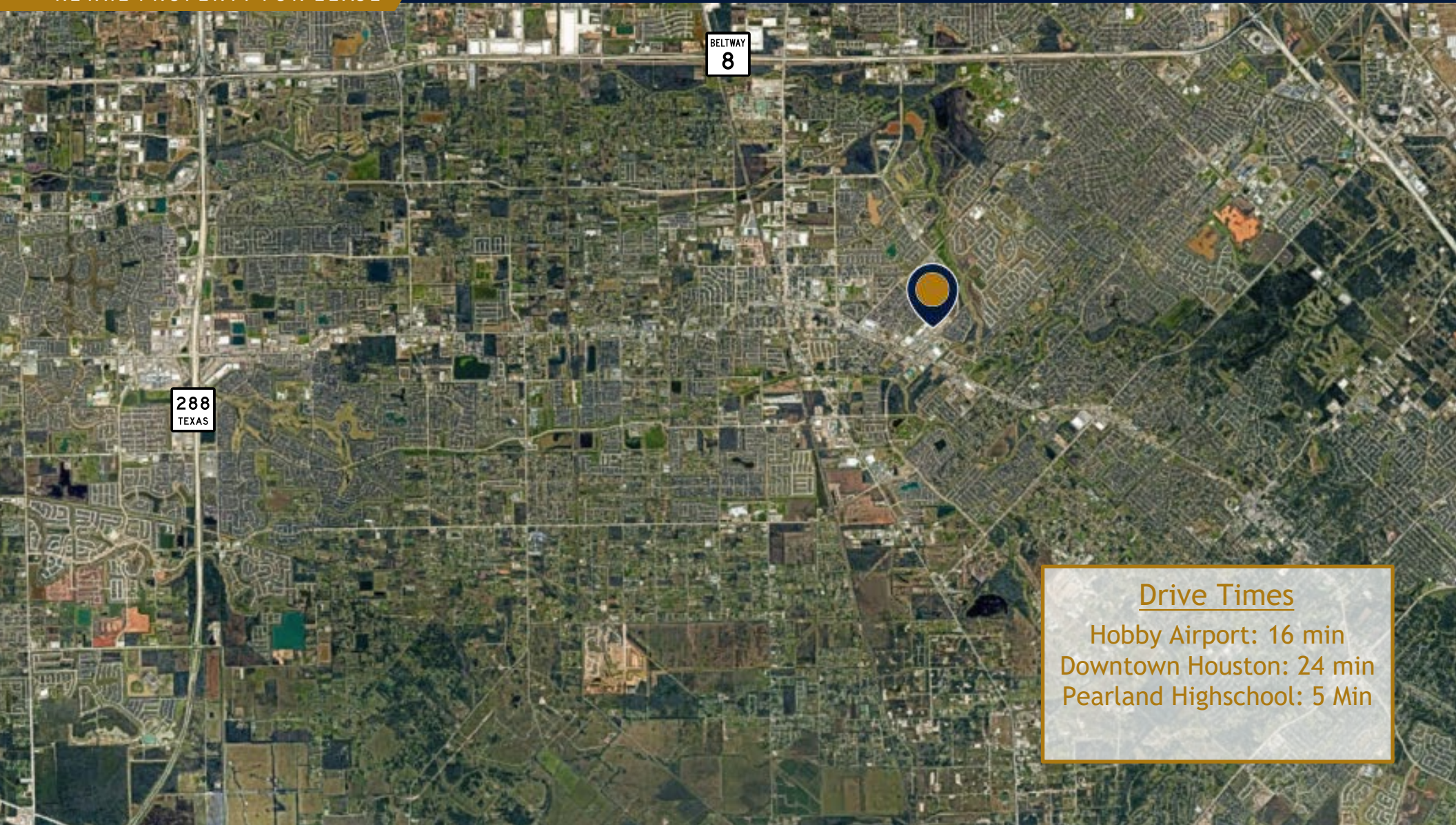
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Drive Times

Hobby Airport: 16 min
Downtown Houston: 24 min
Pearland Highschool: 5 Min

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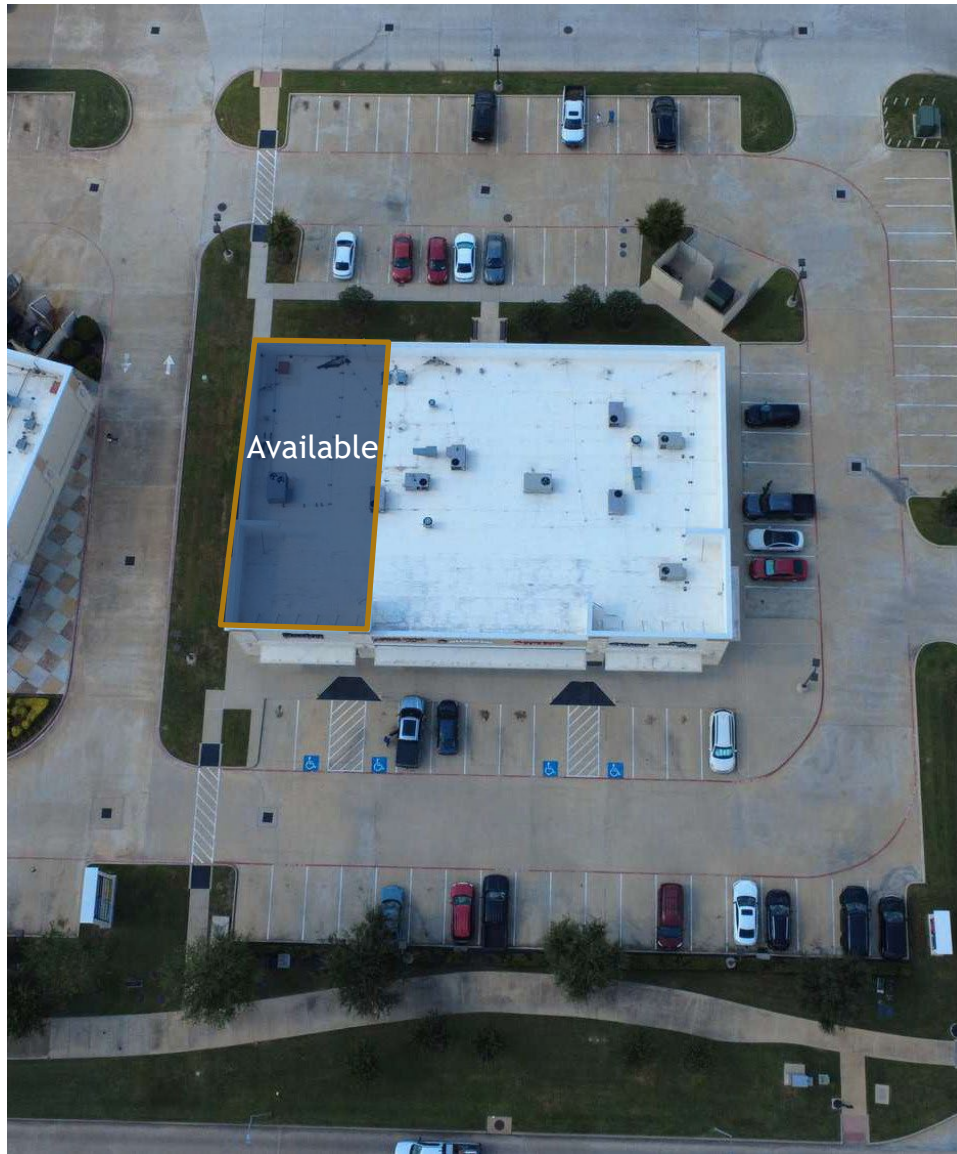
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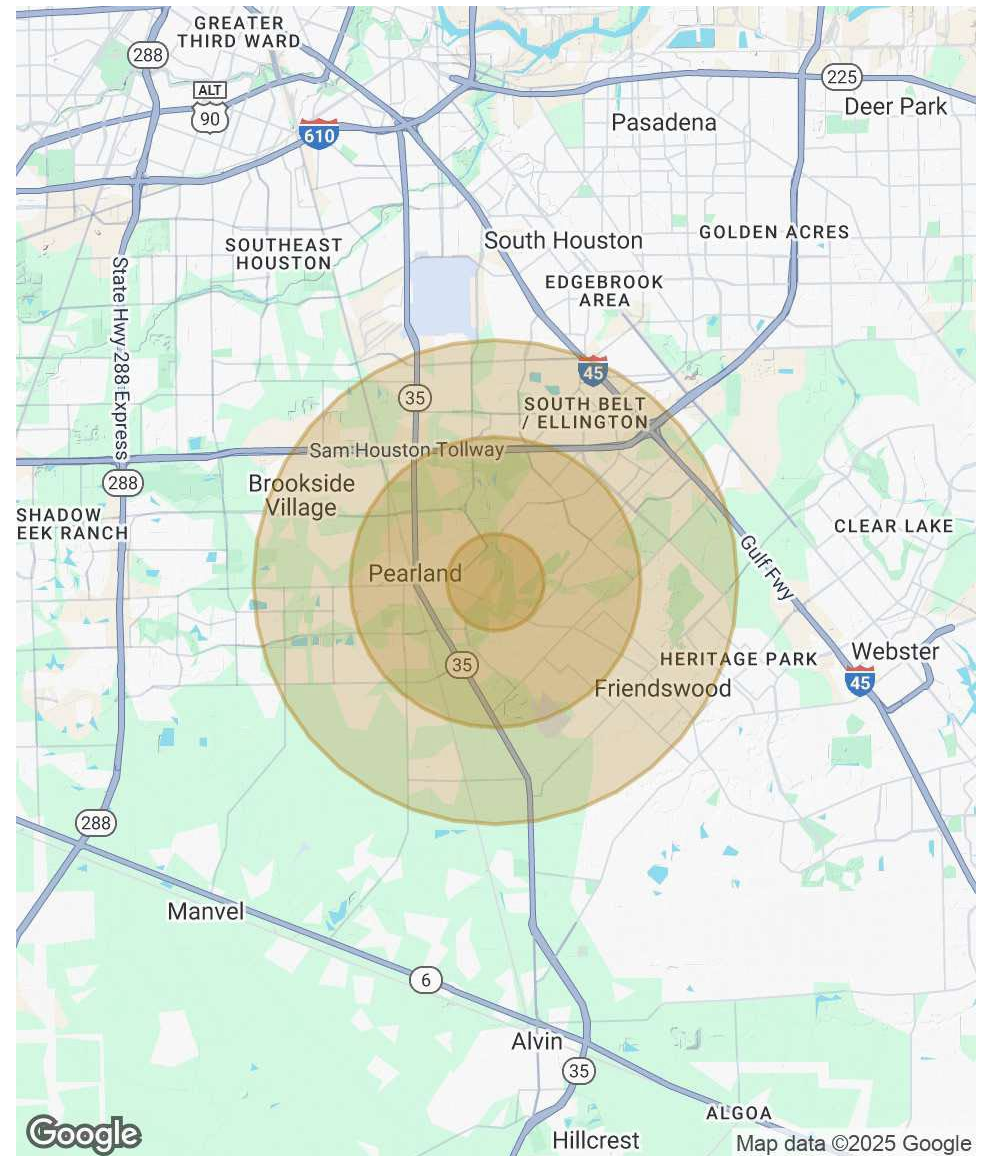
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,199	82,000	197,503
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,375	27,155	65,569
# of Persons per HH	2.7	3	3
Average HH Income	\$152,788	\$135,503	\$117,369
Average House Value	\$428,279	\$363,926	\$321,221

Demographics data derived from [AlphaMap](#)



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