

For Lease

**2,500 SF
AVAILABLE**
(WHITE BOX)

2nd Generation Nail Salon



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

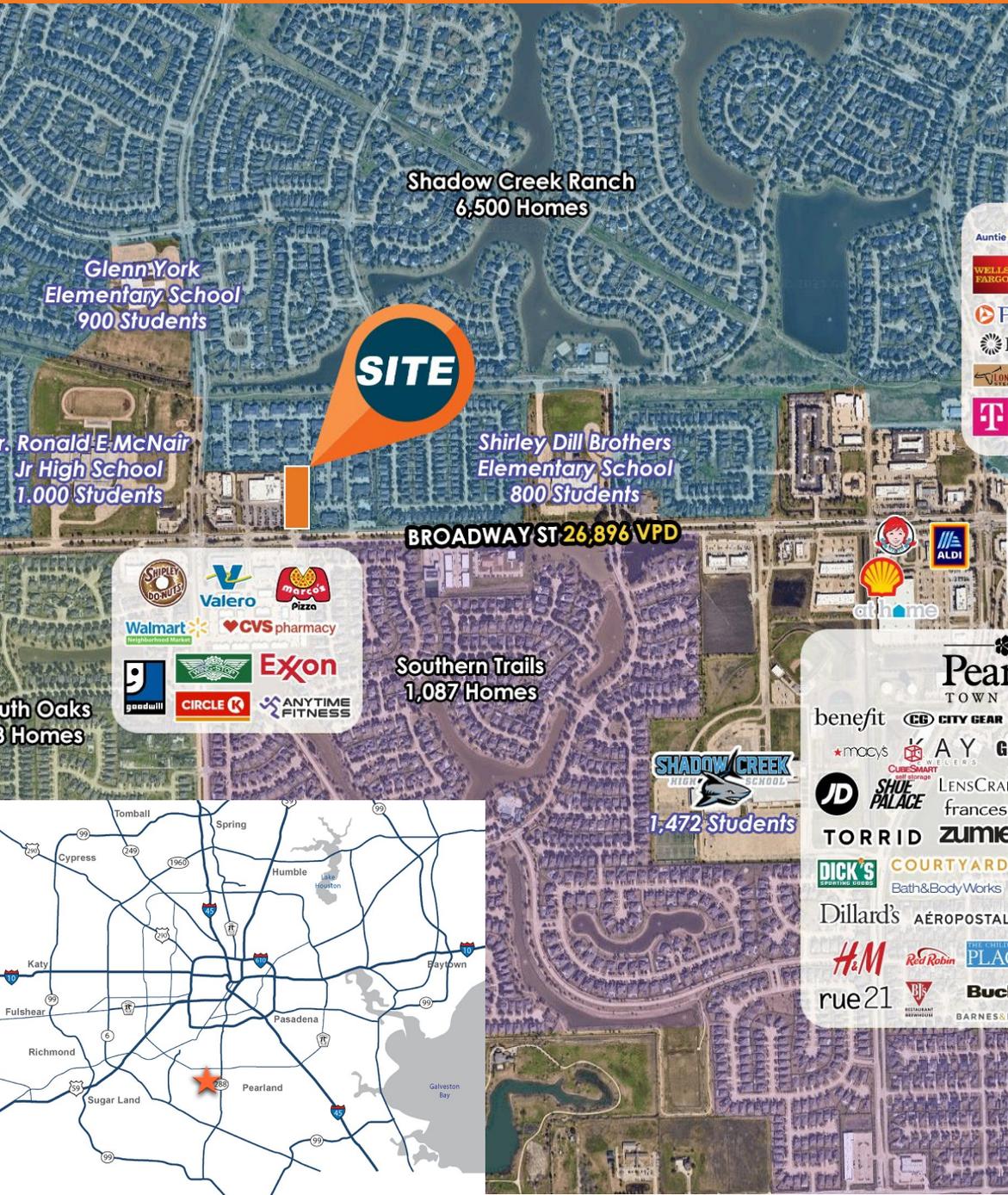
713-623-6944

hproperties.com

Shops at Kingsley Square

12567 Broadway Street

Pearland, Texas 77584



SHOPS AT KINGSLEY SQUARE

12567 Broadway St., Pearland, TX 77584

Property Information

Space For Lease	2,500 SF (2nd Gen Nail Salon) 2,500 SF (White Box)
Rental Rate	\$33.00 PSF
NNN	\$11.64 PSF
Total Sq. Ft.	17,500 SF

Property Highlights

- Located in the Explosive Residential Growing area Pearland-Shadow Creek Ranch Market.
- High traffic intersection surrounded by national commercial projects: Wal-Mart, CVS, Goodwill, Exxon, Einstein Bros. Bagels, Valero, and more
- Located on the SW portion of Shadow Creek where all the brand new housing developments are concentrated.

Demographics

Population (2025)	1 mi. - 13,047
	3 mi. - 81,275
	5 mi. - 200,181
Average Household Income	1 mi. - \$185,365
	3 mi. - \$166,257
	5 mi. - \$135,820

Traffic Count	Broadway St: 28,157 vpd FM 521: 15,808 VPD
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For More Information

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For Lease



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BROADWAY ST 26,896 VPD

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For Lease



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Elementary School
730 Students

Laura Ingalls Wilder Elementary School
747 Students

Shadow Creek Ranch
6,500 Homes

Glenn York Elementary School
900 Students

Dr. Ronald E. McNair Jr High School
1,000 Students

Shirley Dill Brothers Elementary School
800 Students

SITE

BROADWAY ST 26,896 VPD

Southern Trails
1,087 Homes

South Oaks
98 Homes

Southlake
696

Shadow Creek
1,472 Students

288 TEXAS

SOUTH FWY 36,875 VPD

Commercial Clusters:

- Top Left:** Auntie Anne's, WAXING CITY, xfinity, lash, Club Pilates, ALIM CHICKEN, verizon, MOD PIZZA, pure barre, PDS Health, PNC, FIRST WATCH, McDonald's, SUPERCUTS, Frost, SUBWAY, Jamba, Burlington, Academy, HOBBY LOBBY, ASHLEY, H-E-B, DENNY'S, MEN'S WEARHOUSE, Comerica, TACO CEREA.
- Top Right:** UPS, DUNKIN', Visionworks, SUBWAY, carter's, SKECHERS, Capital One, CHASE, Walmart, Smile Brands, Mobil, BEST BUY, Great Clips, FIVE GUYS, FireHouse Subs, DISCOUNT TIRE, PAPEL BOOKS, COLD STONE, SONIC, PAPA JOHN'S, OLD NARY, Chick-fil-A.
- Bottom Left:** Dunkin' Donuts, Valero, Pizza, Walmart, CVS pharmacy, Exxon, CIRCLE K, ANYTIME FITNESS.
- Bottom Center:** benefit, GameStop, Pizza Hut, COST CUTTERS, Slab Creamery, PEARLE COVISION, REGIONS, Bath & Body Works, BOOT BARN, FIVE BELOW, Total Wine, Target, Kirklands, Randalls, CVS pharmacy, WALLETS, LANE BRYANT, Starbucks, HomeGoods, Sport Clips, CINEMARK, SALLY BEAUTY, KOHL'S, Marshalls, MICHAEL'S FINE FISH, Bank of America, BASKIN ROBBINS, CHICK & CHEESE, IHOPE, Michaels, ROSS, ULTA, DSW, Office Depot, OfficeMax, PETSMART.
- Bottom Right:** benefit, GameStop, ZALES, PANDORA, macys, GameStop, HOT TOPIC, TORRID, zumiez, VANS, CHAMPS, DICK'S, COURTYARD, Bath & Body Works, VICTORIA'S SECRET, claire's, Dillard's, AÉROPOSTALE, JAMES & AVERY, HOLLISTER, H&M, PLACE, GNC, rue21, Buckle, chico's, BARNES & NOBLE, KENDRA SCOTT, Costco, AMERICA'S BEST, sleep number.

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