



## Property Information

<b>Available Spaces:</b>	Suite 109 — ±2,104 SF Retail Space
<b>Est. NNN Charges:</b>	\$6.50/SF Yr
<b>Building Size:</b>	±10,500 SF
<b>Floors:</b>	One (1)
<b>Submarket:</b>	Southeast Outlier
<b>Rental Rate:</b>	Contact Broker

## Property Highlights

- The 10,500 SF retail building is located on FM518/ Broadway, the main road in Pearland, near Dixie Farm, Near I-45
- This outstanding commercial site is surrounded by multiple subdivisions in Pearland and Friendswood area.
- Monument Signage available
- High traffic count: E Broadway Street- 24,723 Vehicles (TXDOT 2020)



**FOR MORE INFORMATION, PLEASE CONTACT:**

**SASHA COSTA**

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**Area Overview**



<p>Suite 113 Restaurant 2,964 SF</p>	<p>Suite 111 Restaurant 1,605 SF</p>	<p>Suite 109 AVAILABLE 2,104 SF</p>	<p>Suite 105 Nails 1,715 SF</p>	<p>Suite 103 Tease Me Hair 1,050 SF</p>	<p>Suite 101 Edward Jones 1,050 SF</p>
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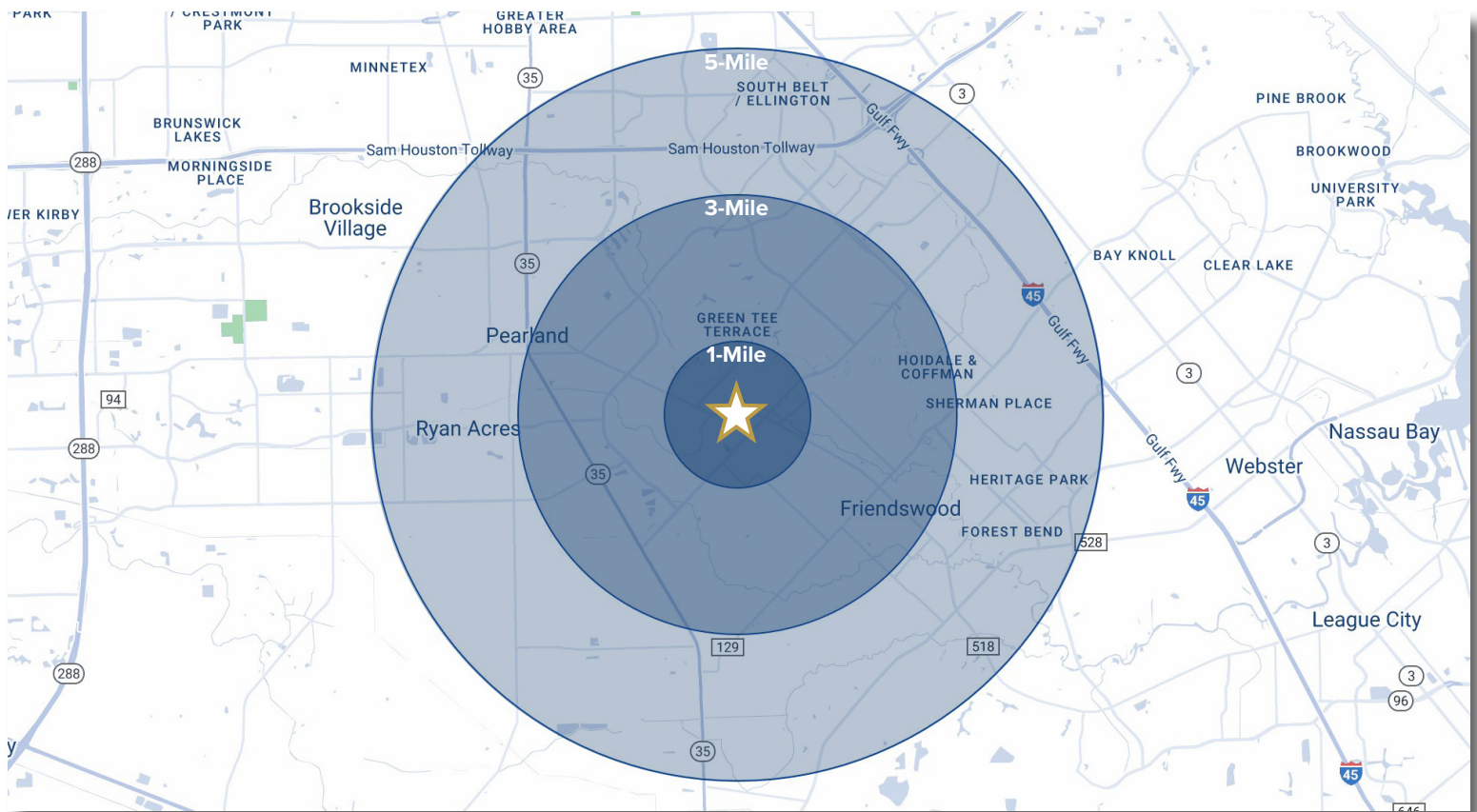
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## Local Demographics

2023 Demographics	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
Total Population:	9,109	67,953	190,307
Median Age:	39.1	37.6	36
<b>HOUSING</b>			
Total Housing Units:	3,147	23,642	65,132
Owner Occupied Households:	2,793	19,384	49,004
Avg. Household Size:	2.9	2.9	2.9
<b>INCOME</b>			
Avg. Household Income:	\$129,904	\$115,186	\$107,926
Median Household Income:	\$106,640	\$96,097	\$87,935



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