

FOR LEASE

FLEX SPACE

6831 Broadway, Pearland, TX 77581



1,250 - 2,500 SF AVAILABLE



FLEX | OFFICE
WAREHOUSE SPACE



PRIME PEARLAND
LOCATION



GRADE LEVEL
OHDS



AMPLE
PARKING



EASY ACCESS TO HWY 288 |
BELTWAY 8 | HWY 35



PROPERTY HIGHLIGHTS

-  6831 Broadway St. Pearland, TX 77581
-  1,250 - 2,500 SF, Flex Space
-  \$12 NNN
-  Fully Insulated Warehouse
-  18 FT Clear Height
-  Heavy Power 3-Phase Available
-  Major Renovation In 2025
-  1-2 Grade Level OHDs
-  46,036 Vehicles Per Day

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
2024 POPULATION	28,136	156,477	732,997
2024 HOUSEHOLDS	9,347	52,962	247,104
AVERAGE HOUSEHOLD INCOME	\$119,463	\$118,838	\$89,541
MEDIAN AGE HOUSEHOLD INCOME	\$100,378	\$94,132	\$66,558

LOCATION HIGHLIGHTS

-  Located In The Heart Of Pearland
-  1 Block From Proposed 32 Acre K-5 Public School Campus
-  ½ Mile From New Asian Town Development
-  Situated In A High Density Residential And Commercial Corridor

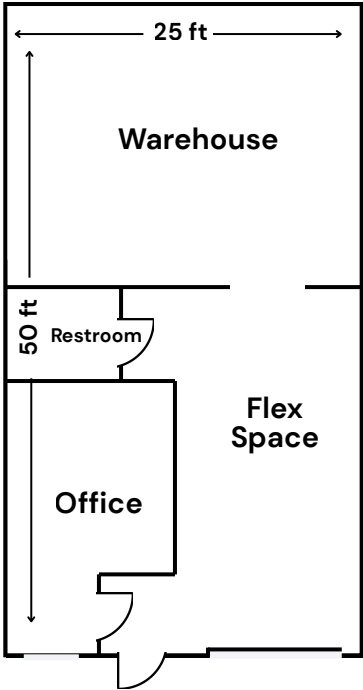
PROXIMITY TO TRADE ROUTES



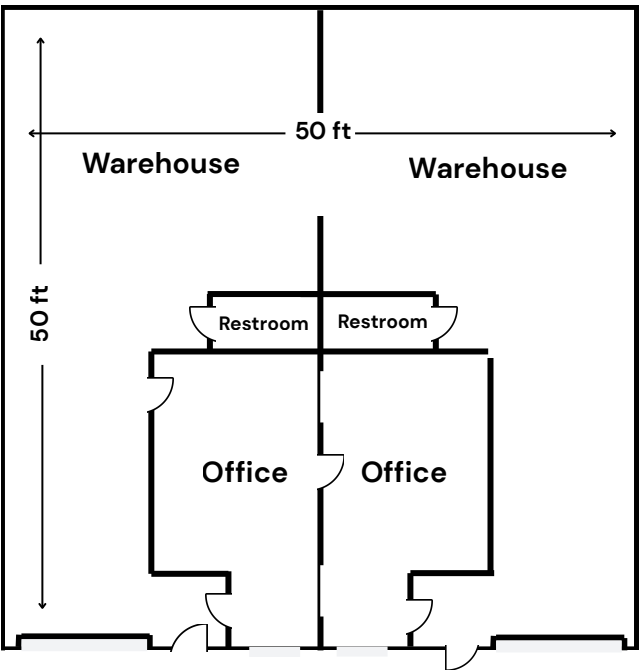




SUITE N



SUITE R,S



SUITE U

