

FOR LEASE



7713 BROADWAY ST, PEARLAND, TX 77581

PEARLAND PLAZA RETAIL
1,500 SF-23,000 SF DIVISIBLE



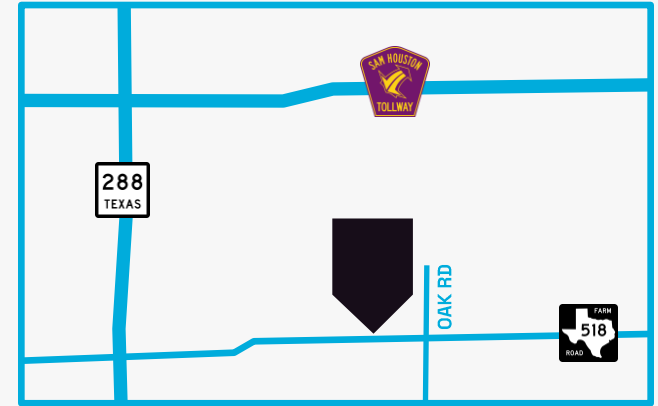
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2409 Commerce St, 1A
Houston, TX 77003

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PROPERTY HIGHLIGHTS

- Traffic Counts (Broadway): 27,500+ VPD
- Adjacent to newly developed Pearland Asian Town
- Fronts Avalon Terrace residential subdivision; side street site access directly serves Avalon Terrace
- Proximity to Hwy 288 / Beltway 8
- Within $\frac{3}{4}$ mi of 3 grocery stores (Kroger, Sprouts, Food Town)
- Dense commercial and residential area



AREA DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	7.2K	63K	153.6K
Avg HH Income	\$102.1K	\$127.1K	\$120.3K

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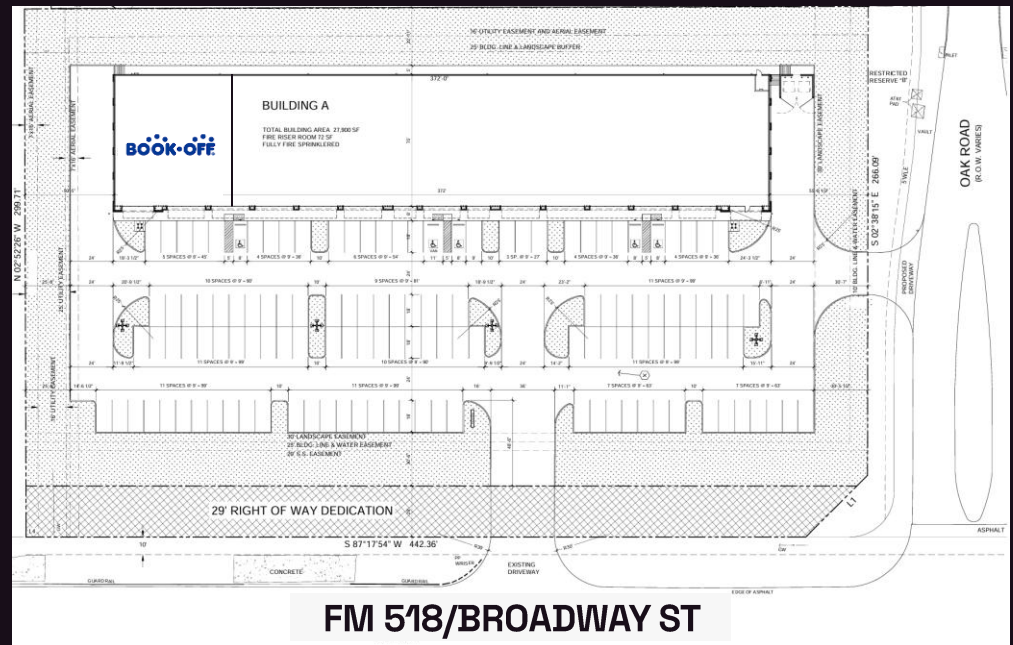
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- 23,000 SF divisible (approximately)
- Located hard corner of Broadway & Oak St
- End cap patios available
- Future traffic signal in TXDOT plan
- Tenants: BOOKOFF



SITE PLAN

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CULLEN BLVD

WELLS
FARGO

Kroger

WING-STOP

Exxon

Multi-Tenant
Retail

SITE

Avalon Terrace
Residential Community
(380 Homes)

WAFFLE
HOUSE
Auto
Zone
WAX IN THE
BOX
WAYGOOD

Pearland Asian
Town

FOOD TOWN
It's Your Town.

CHURCH'S
SONIC
TACO BELL

FM 518/BROADWAY ST

Walgreens

SPROUTS
FARMERS MARKET

Multi-Tenant
Retail

Multi-Tenant
Retail

OAK RD

*LOCATIONS OF SURROUNDING
RETAILERS ARE APPROXIMATE
AND SIZE NOT TO SCALE

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DISCLAIMER

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by JAR Real Estate, LLC or by any agent, principal or employee of JAR Real Estate, LLC.

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