

FOR LEASE

RETAIL | MEDICAL | RESTAURANT

6831 Broadway, Pearland, TX 77581



1,000 – 7,000 SF AVAILABLE



EXCELLENT
VISIBILITY



PRIME PEARLAND
LOCATION



2025
RENOVATION



BROADWAY
FRONTAGE



AMPLE
PARKING



PROPERTY HIGHLIGHTS

-  6831 Broadway St. Pearland, TX 77581

-  1,000 - 7,000 SF Available

-  Call For Rate

-  Major Renovation In 2025

-  Enhanced Exposure - Extended Parapet Walls

-  Excellent Visibility On Broadway

-  46,036 Vehicles Per Day

-  Affluent Demographics

-  Easy Access - Multiple Ingress / Egress

DEMOGRAPHICS

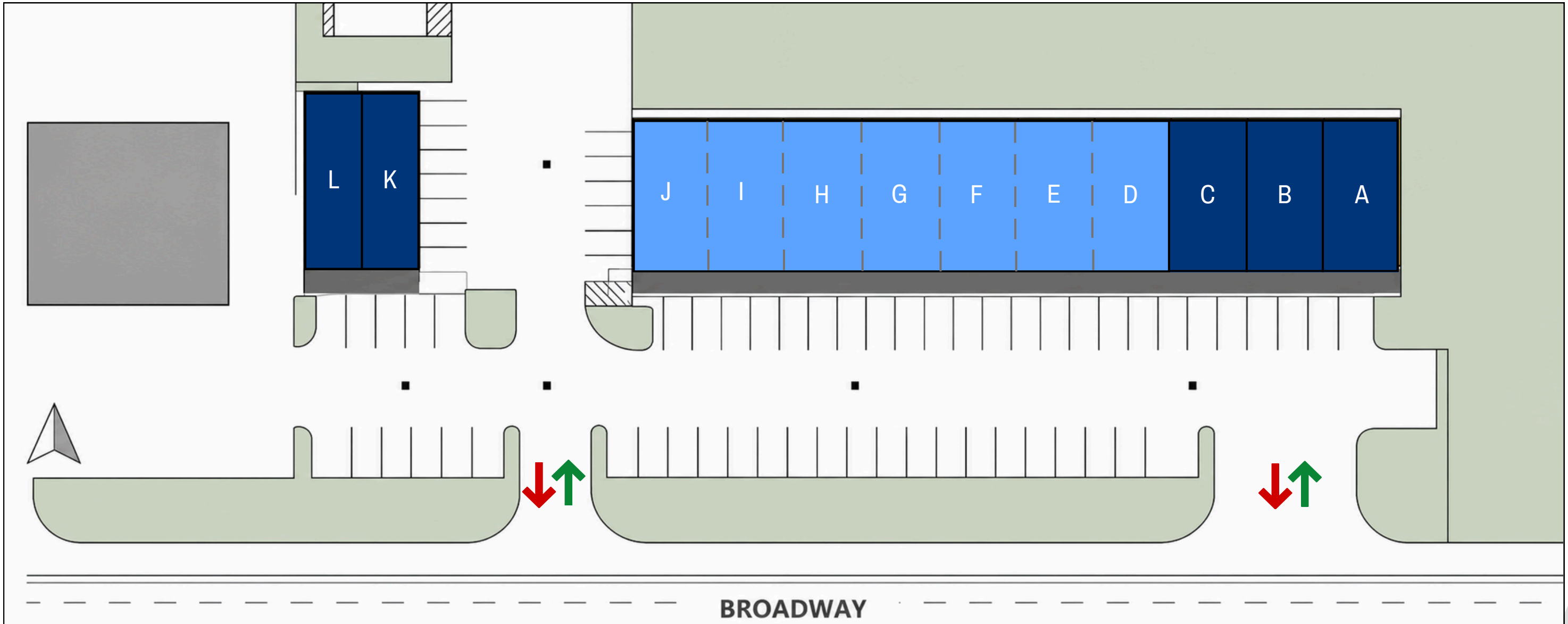
	2 MILES	5 MILES	10 MILES
2024 POPULATION	28,136	156,477	732,997
2024 HOUSEHOLDS	9,347	52,962	247,104
AVERAGE HOUSEHOLD INCOME	\$119,463	\$118,838	\$89,541
MEDIAN AGE HOUSEHOLD INCOME	\$100,378	\$94,132	\$66,558

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
-  Ideal For Retail, Restaurant, Medical, And Service Users

NEARBY RETAILERS





SUITE A, B, C, K, L - LEASED

SUITE D, E, F, G, H, I, J - 1,000 - 7,000 SF AVAILABLE



7,000 SF SHOWROOM

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