



I-45 VISIBILITY • MONUMENT SIGN

Corum *Plaza*

Established neighborhood shopping center at the NEC of I-45 and Monroe Road — frontage along I-45 Frontage Road with monument signage available.

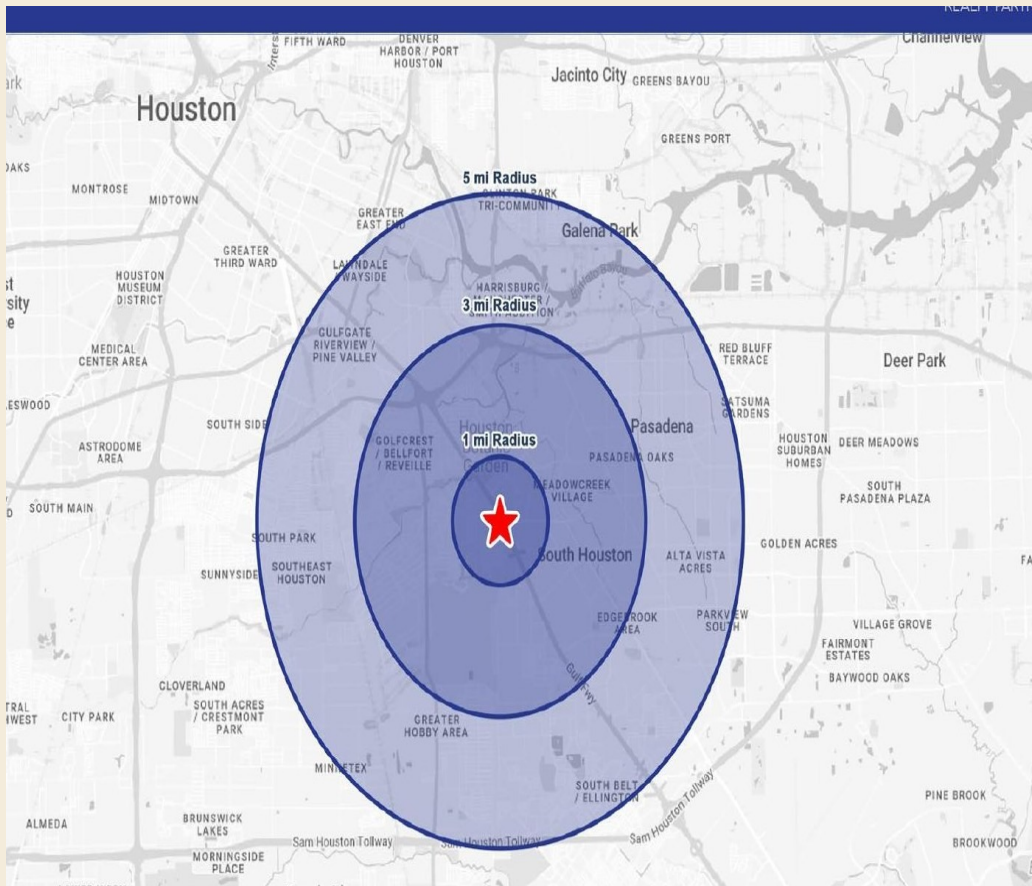
8503 GULF FREEWAY • HOUSTON, TEXAS 77017

11,300 SF	VPD ON I-45	VPD WINKLER	POP (5-MI)	PARKING RATIO
±1,400-	249,990	18,992	327K+	1.79/1K

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SECTION · DEMOGRAPHICS

2024 *Demographics*



2024 DEMOGRAPHICS
CORUM PLAZA

RING	1 - MI	3 - MI	5 - MI
Population	17,612	126,729	327,343
Households	6,453	41,531	108,068
Avg HH Income	\$65,130	\$70,677	\$70,894
Daytime Empl.	7,317	50,990	127,577

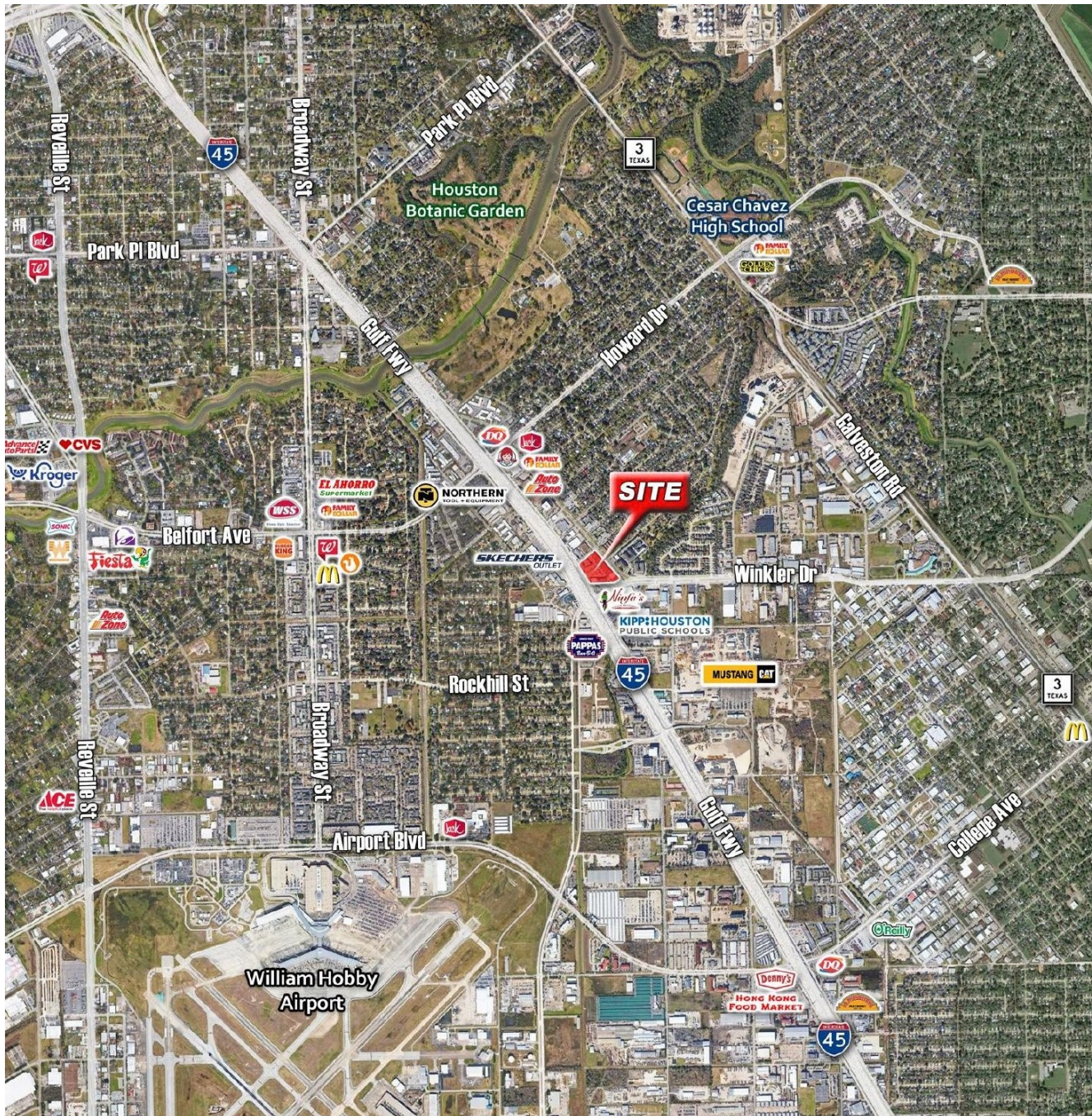
5 - MILE TRADE AREA
327,343
residents · \$70,894 avg HH income



Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.
6800	Rent-a-Center	4,500 SF	8503G	Express Income Tax	1,050 SF
8471	Chenmed	11,118 SF	8503H	Rios de Agua Viva Cosecha	1,400 SF
8499	Green Washateria	3,750 SF	8503I	Sweet Rosi Beauty Salon	1,400 SF
8501A	La Michoacana	8,500 SF	8503J	AVAILABLE	2,350 SF
8503A	CVS	2,550 SF	8503K	AVAILABLE	6,150 SF
8503B	A+ Massage	1,400 SF	8505A	USCIS Support Center	5,600 SF
8503C	Available	1,400 SF	8505C	AVAILABLE	1,400 SF
8503D	Security Finance	1,400 SF	8505D	Bello Dental	3,138 SF
8503E	Liquor Store	1,400 SF	8505F	Concentra	6,545 SF
8503F	Texas Rehab Institute	1,750 SF			







SECTION · LEASING TEAM

Leasing *Team*

All leasing inquiries regarding Corum Plaza are directed to the Shadowood Realty Partners advisory team.



Taki Dallis

PRINCIPAL

20+ years in commercial real estate finance and brokerage. 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest. MBA Finance (Honors) — Texas A&M.

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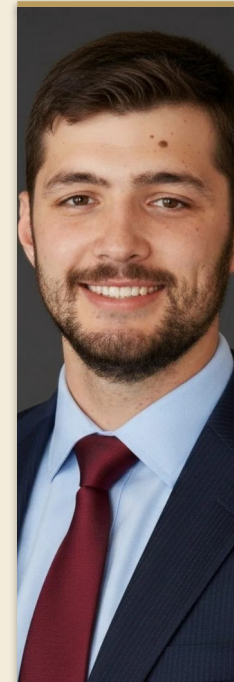


Michael Moulton

VICE PRESIDENT

Started in CRE in 2015. Previously at Weingarten Realty (Central Region leasing, ~4M SF). VP at Shadowood since 2023, leading the Texas portfolio. 1M+ SF in lease transactions. Bachelor's — Texas Tech.

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Michael Finkelshteyn

COMMERCIAL ADVISOR

Houston commercial advisor with an engineering degree from Texas A&M and prior oil & gas experience. 100+ real estate transactions completed, with direct rental-portfolio ownership and shopping-center LP experience. Bilingual — fluent in Russian.

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TOUR THE PROPERTY

Tours of Corum Plaza are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.