

PRIME RETAIL SPACE FOR LEASE

# 1,604 SF

HIGH-VISIBILITY STRIP CENTER · ALVIN, TEXAS

AVAILABLE NOW  
281-930-6945

2610 TX-35 Loop, Suite C

Alvin, TX 77511 | Brazoria County



**TOTAL SQ FT**

**1,604 SF**

Retail suite, large glass storefront

**BASE RENT**

**\$2,500/mo**

\$1.56/SF — Competitively priced

**NNN (Tax/Ins/Maint)**

**\$1,000/mo**

Total occupancy: ~\$3,500/mo

**LEASE TYPE**

**NNN · Negotiable**

Flexible terms · Broker co-op

- **State Highway 35 Bypass Frontage**  
±26,900 vehicles per day (TxDOT) — excellent visibility on one of Alvin's busiest commercial corridors
- **Rapidly Growing Residential Market**  
Multiple new residential communities under active construction within 2 miles — expanding customer base
- **Open Floor Plan · Flexible Layout**  
Adaptable retail space suitable for a wide range of concepts with minimal buildout required

- **Grocery-Anchored Trade Area**  
Adjacent to Kroger and H-E-B — proven retail traffic generators with loyal, daily shoppers
- **Alvin Community College Nearby**  
Consistent student and faculty foot traffic supporting education, food, and service concepts
- **Southeast Houston Suburban Growth Market**  
Alvin is one of Brazoria County's fastest-growing cities with strong demographics for retail

**NEARBY CO-TENANTS & ANCHORS**

Kroger ×

H-E-B ×

Subway (×2) ×

McDonald's ×

Whataburger ×

Waffle House ×

Alvin Community College ×

Holiday Inn Express ×

Pilgrim Cleaners ×

+ Add tenant

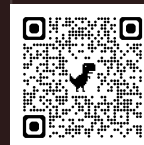
Add

## SGB Enterprises LLC

Commercial Property Owner · Alvin, Texas

SCHEDULE A SHOWING

*Available for Immediate Occupancy*



CONTACT SHERI

**281-930-6945**

sheri2322@gmail.com