



BELLFORT SHOPPING CENTER

5800 Bellfort Street at Southbank Street | Houston, TX 77033

11,250 SF End-Cap Retail Opportunity

Bellfort Shopping Center

11,250 SF Available | \$14.00/SF/YR NNN

Bellfort Shopping Center offers an 11,250 SF junior-box opportunity at Bellfort Street and Southbank Street. The former Family Dollar space benefits from adjacency to CSL Plasma, co-tenancy with Citi Trends and Beauty Empire, 190 shared parking spaces, pylon signage, and strong neighborhood access.

It's an ideal location for:

- Value + discount retailers
- Neighborhood grocery concepts
- Quick-service food + beverage users
- Furniture, appliance + home-goods stores
- Fitness, medical + service providers
- Regional + franchise brands

A strong fit for operators seeking an affordable large-format space with recurring daily traffic and an established neighborhood customer base.



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LOCATION

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A HIGH-VISIBILITY NEIGHBORHOOD RETAIL CORNER

Positioned at a signalized intersection along Bellfort Street, the center serves surrounding residential communities and benefits from recurring healthcare, apparel, beauty, transit, and community traffic.

KEY LOCATION DRIVERS

419 FEET OF BELLFORT FRONTAGE

Strong visibility along Bellfort Avenue with exposure to approximately **8,890 vehicles per day**.

190 PARKING SPACES

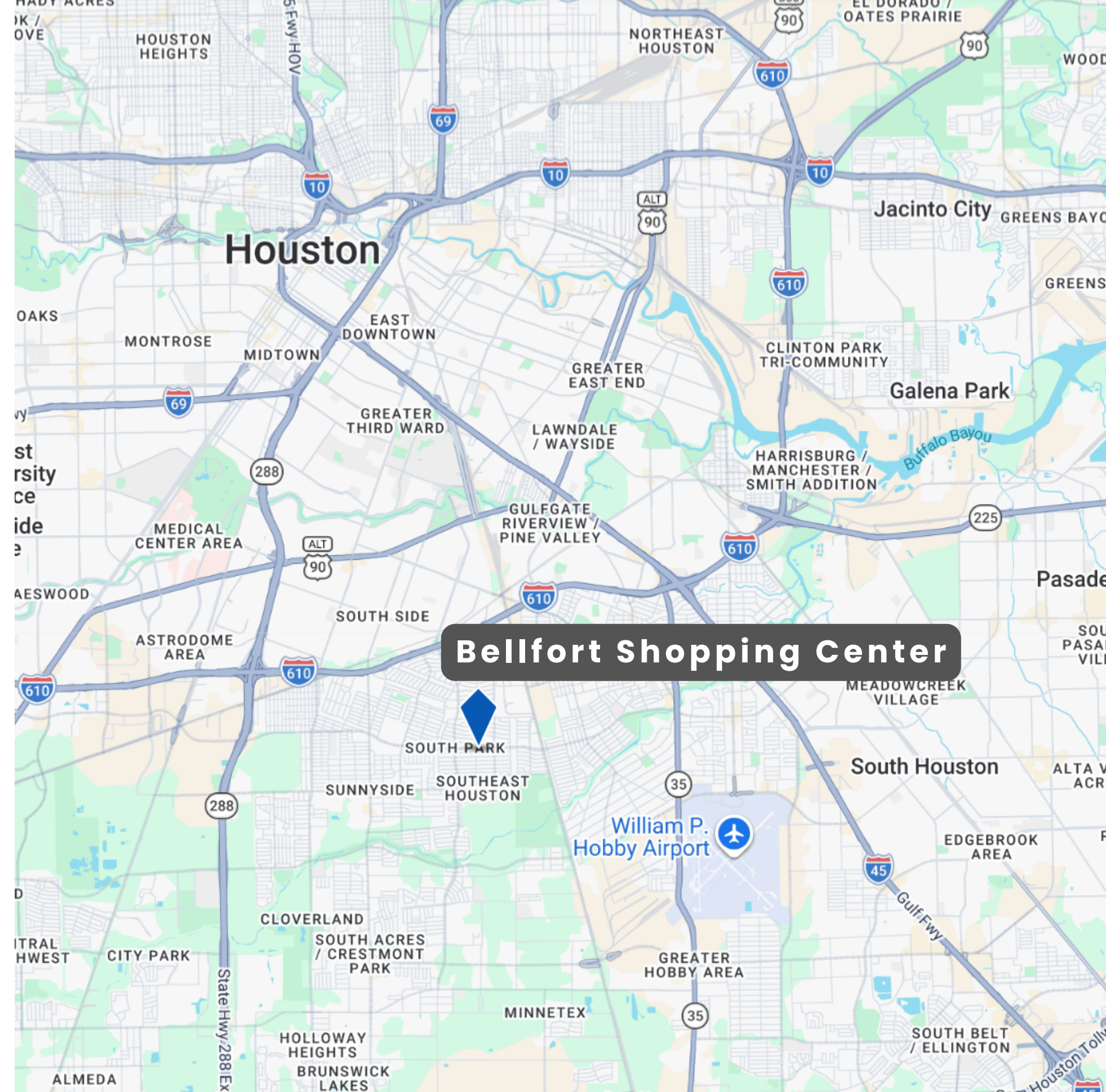
Ample capacity for large-format retail, customers, and employees.

HIGH-FREQUENCY CO-TENANCY

CSL Plasma generates recurring daily visits and extended customer dwell time.

ESTABLISHED SHOPPING DRAW

Citi Trends and Beauty Empire attract value-focused apparel, beauty, and lifestyle shoppers.



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