

Dickinson Village

3400-3410 Gulf Freeway & FM-517, Dickinson, 77539

1,050–2,450 SF Available | \$21.00/SF/YR

FOR LEASE

DICKINSON VILLAGE

3400–3410 Gulf Freeway & FM 517

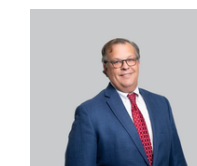
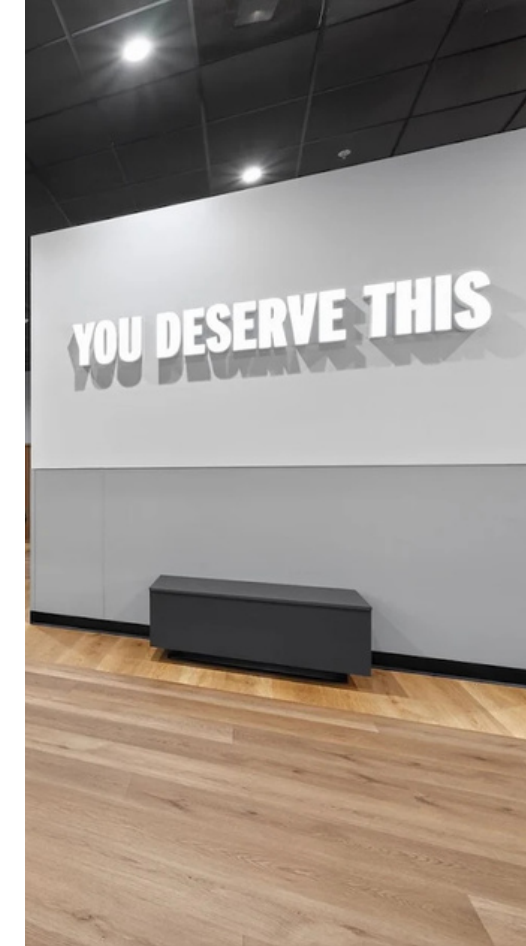
Dickinson Village offers flexible small-shop space in a high-traffic neighborhood retail center at Gulf Freeway/I-45 and FM 517. With strong visibility, convenient parking, and access to local residents and regional commuters, the center is built for practical, everyday-use businesses.

Current availability includes right-sized suites for operators seeking manageable storefront space in an established Dickinson retail setting.

It's an ideal location for:

- Local service-based retail
- Medical, dental + wellness users
- Beauty, salon + spa concepts
- Quick-service food operators
- Coffee, dessert + grab-and-go concepts
- Franchise operators
- Neighborhood convenience users

A strong fit for businesses seeking visibility, parking, and steady customer access in the Dickinson / I-45 corridor.



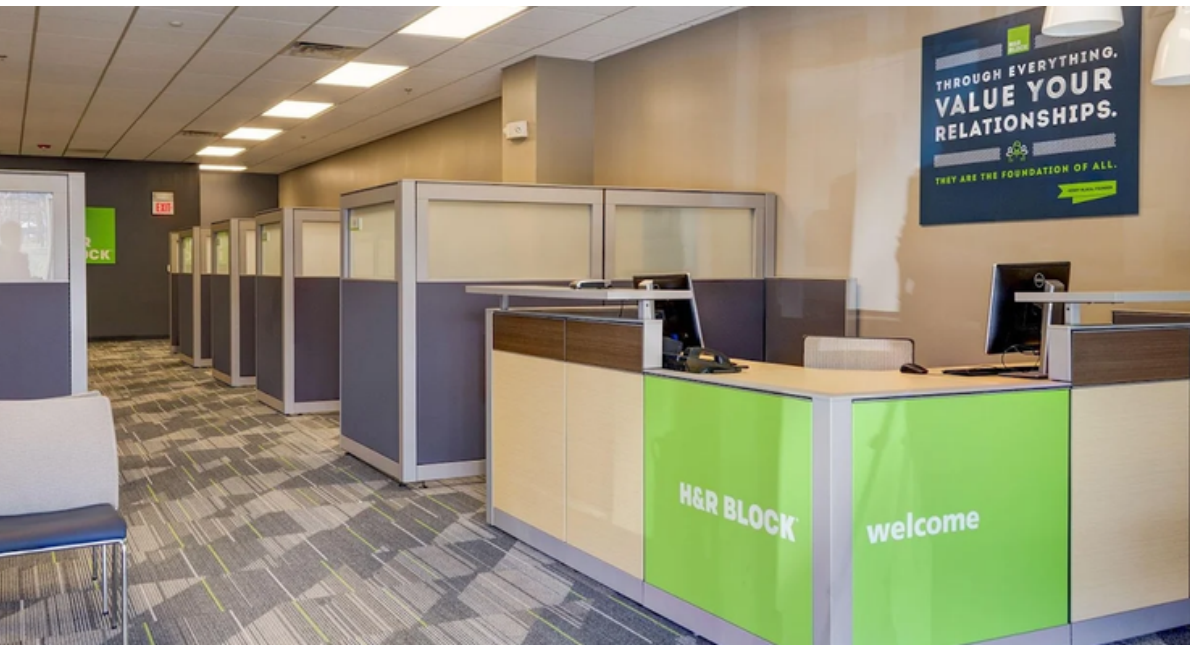
For More Information:  edrymalla@tarantino.com
Eric Drymalla, CCIM  713.974.4292 



HIGHLIGHTS

- Flexible small-shop spaces available from 1,050–1,400 SF
- Lease Rate: \$21.00/SF/YR NNN
- Contiguous opportunities available up to 2,450 SF
- Suites 3434 + 3436B: 2,450 SF
- Suites 3436A + 3436: 2,450 SF
- High-visibility location along Gulf Freeway / I-45
- 168,119 VPD on Gulf Freeway and 30,825 VPD on Medical Park Dr
- Strong fit for service retail, medical, wellness, beauty, food, and franchise users





LOCATION

DICKINSON VILLAGE

3400–3410 Gulf Freeway & FM 517 | Dickinson, TX 77539

HIGHLIGHTS:

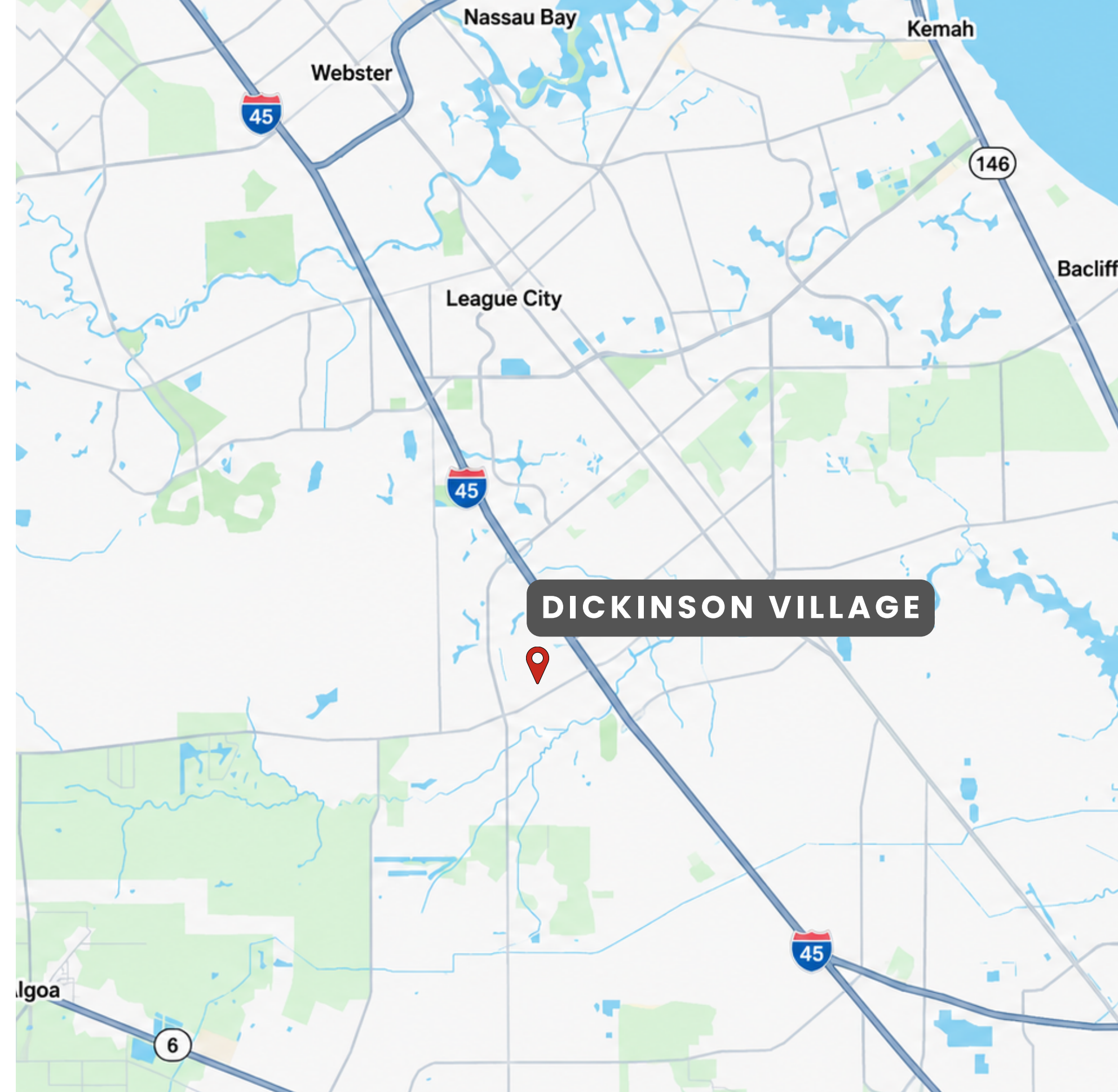
Positioned along Gulf Freeway / I-45 near FM 517, Dickinson Village gives small-shop tenants access to both local Dickinson residents and regional commuter traffic.

- High-visibility location along Gulf Freeway / I-45
- 168,119 VPD on Gulf Freeway and 30,825 VPD on Medical Park Dr
- Direct access to Dickinson's FM 517 retail corridor
- Convenient parking and approachable storefront access
- Strong fit for service retail, medical, wellness, beauty, food, and franchise users
- Practical location for everyday-use businesses serving local and commuter customers

REGIONAL CONNECTIVITY:

Dickinson Village offers convenient access to:

- Gulf Freeway / I-45
- FM 517
- Medical Park Dr
- Dickinson residential neighborhoods
- League City, Texas City, La Marque + Galveston County
- Greater Houston / Gulf Coast commuter traffic



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TRADE AREA

Dickinson Village serves a high-traffic Gulf Freeway / I-45 trade area with access to local Dickinson residents, nearby neighborhoods, and regional commuter traffic. Positioned near FM 517 and Medical Park Dr, the center is well-suited for everyday-use businesses that rely on visibility, parking, and convenient customer access.

- Local Dickinson residential demand
- Strong commuter exposure from Gulf Freeway / I-45
- Access to League City, Texas City, La Marque, and Galveston County
- Convenient for errands, appointments, food stops, and service-based visits
- Strong fit for medical, wellness, beauty, food, franchise, and neighborhood service users

