

# FOR LEASE

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901 S. Shaver St.  
Pasadena, TX 77506



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## OVERVIEW

The Shaver Family Dollar Center, anchored by Family Dollar since 2005, is a high-visibility retail hub in Pasadena, TX. Suites B (±1,090 SF) and C (±1,525 SF) are now available for lease, ideal for retail, office, medical, or childcare users. The center benefits from strong visibility, nearby schools and apartments, and convenient access to major routes.

## About the Property

The center is surrounded by dense residential neighborhoods, medical offices, restaurants, and daily-use services, creating consistent customer traffic. The available Suites B (former beauty salon) and C (former insurance company) offers flexible layouts suitable for a variety of commercial uses.

## Property Features

- ✓ Available Suite B: ±1,090 SF and Suite C: ±1,525
- ✓ Built in 2005/ Anchored by Family Dollar
- ✓ Corner lot with ample parking (±50 spaces)
- ✓ Ideal for retail, office, medical, or childcare
- ✓ Traffic Count: Shaver St. ±11,221 VPD  
W Harris Ave ±14,006 VPD  
Pasadena Blvd. ±21,722 VPD  
(SH 225) ±96,392 VPD

