

3311 FARM TO MARKET ROAD 518 EAST

League City, TX 77573

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

±1,800 SF available in a ±10,000 SF neighborhood strip center located directly on FM 518 in League City. This is a core retail corridor serving the South Shore Harbor area with strong household incomes and built-out residential density.

The surrounding 1-mile trade area includes over 14,000 residents and average household incomes north of \$170,000. The area is fully developed with limited new retail coming online, making this a solid location for service retail, food, or boutique users focused on daily needs.

The center offers good visibility, easy access, and consistent local traffic driven by nearby neighborhoods, schools, and commuter patterns along FM 518.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,800 SF
Building Size:	10,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	325	1,159	5,170
Total Population	936	3,243	14,231
Average HH Income	\$143,643	\$150,016	\$170,154

ELI DESJARDINS
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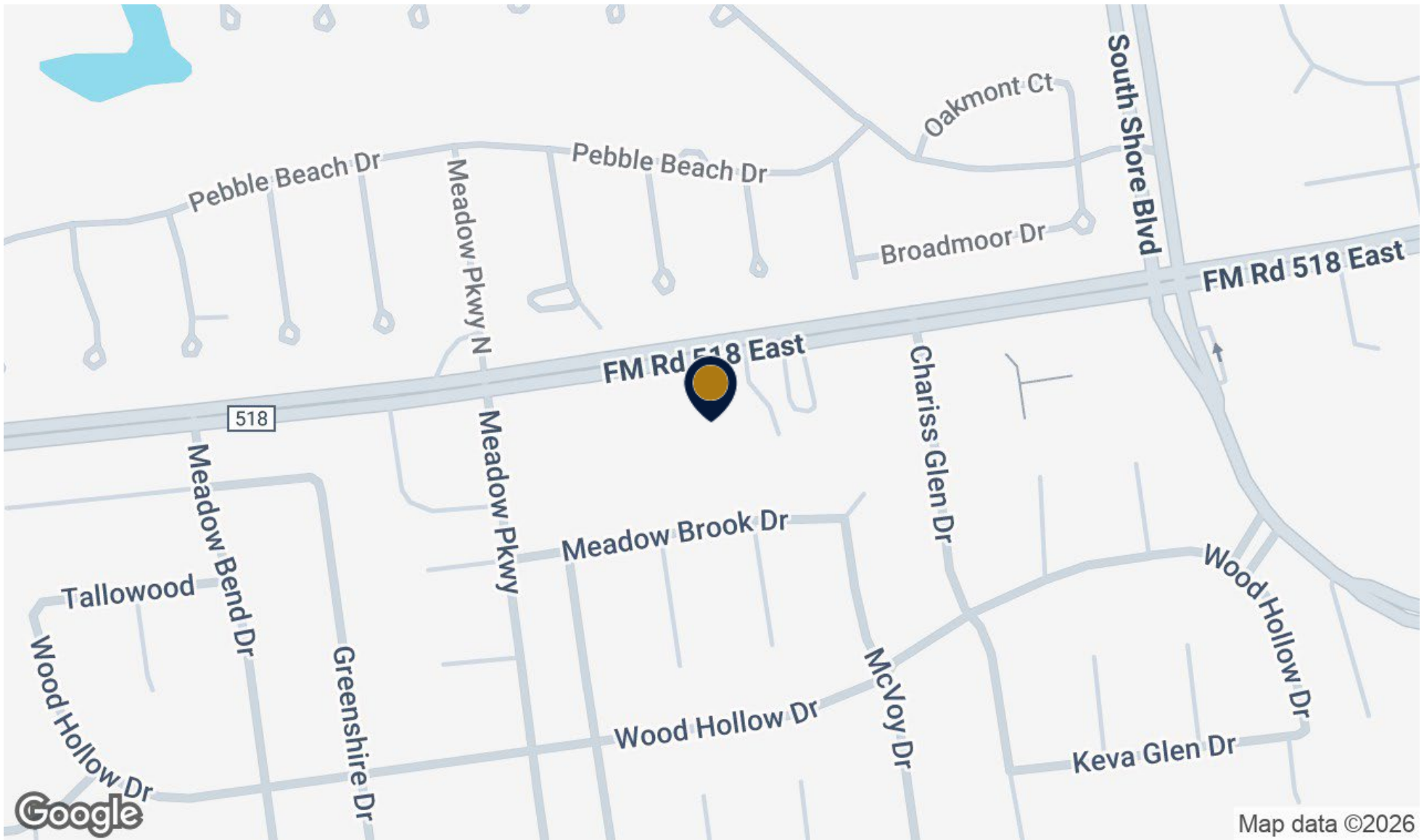
301 Camp Craft Road
Austin, TX 78746
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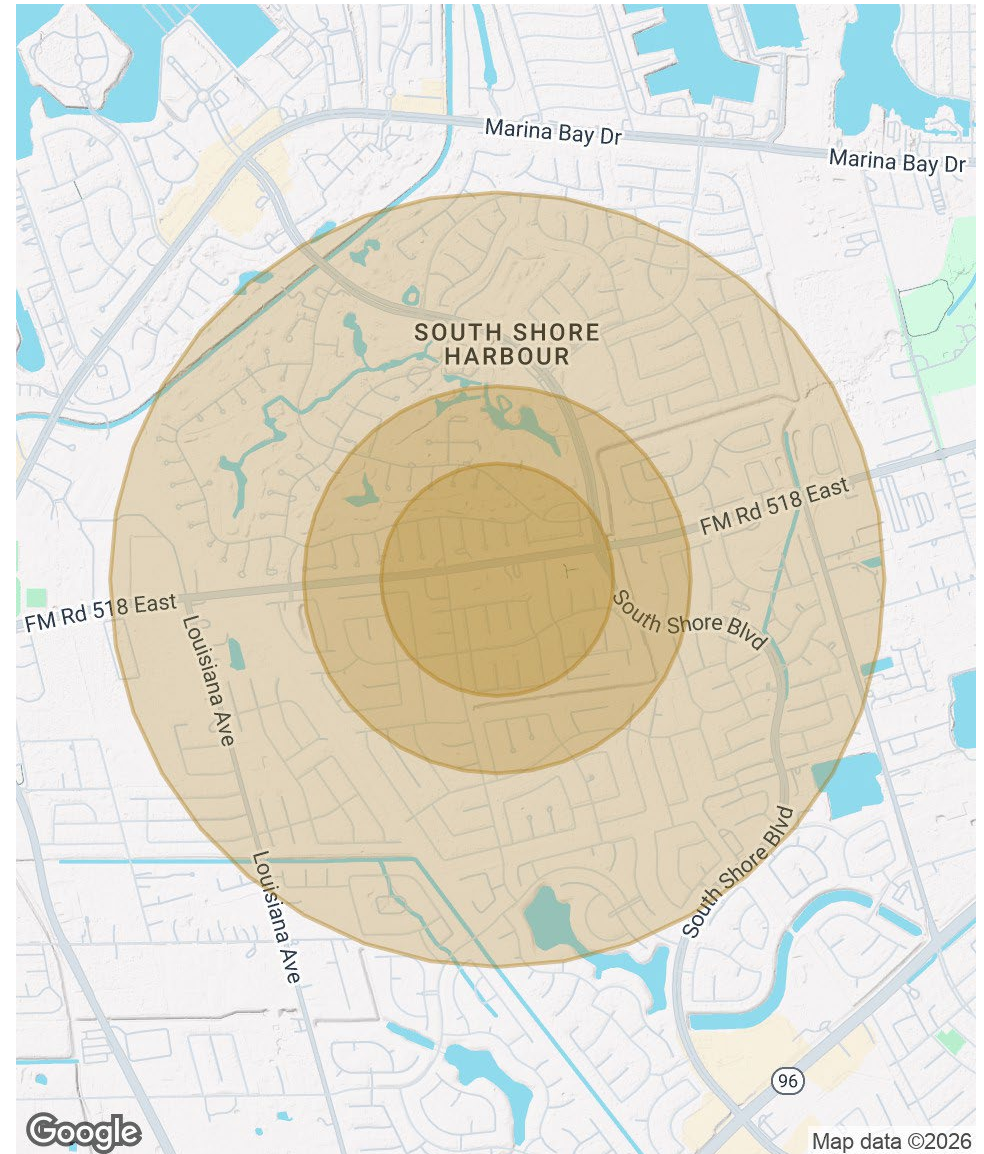
POPULATION

	0.3 MILES	0.5 MILES	1MILE
Total Population	936	3,243	14,231
Average Age	40	40	40
Average Age (Male)	39	40	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1MILE
Total Households	325	1,159	5,170
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$143,643	\$150,016	\$170,154
Average House Value	\$358,044	\$353,464	\$366,863

Demographics data derived from [AlphaMap](#)



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