

Friendswood Plaza

149 N Friendswood Dr
Friendswood, TEXAS 77546



Presented by
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Property Summary & Pricing

Friendswood Plaza

ADDRESS: 149 N Friendswood Dr. Friendswood, TEXAS 77546

YEAR BUILT : 1996

BUILDING SIZE : 14788SF plus 26855sf ground lease pad

TOTAL GROSS : \$562,197.24

EXPENSE : \$151,451.04 (tax \$78,825.67, Insurance \$13230)

NOI : \$410,746.20

PRICE : \$6.32M

CAP : 6.5%

Rent Roll

Friendswood plaza							
Suite	Sf	Tenant	Lease Start	Lease Expire	BASE	NNN	Total
108	3997	Dentist	10/12/2015	10/31/2030	\$8,427.00	\$3,397.45	\$11,824.45
114	1895	Top Shelf liquor 2	12/1/2020	2/28/2028	\$2,321.91	\$1,421.25	\$3,743.16
116	1468	Domino's Pizza	9/18/2003	9/30/2026	\$3,147.67	\$1,247.80	\$4,395.47
129	975	Fancy Nails	11/1/2019	10/31/2029	\$2,145.92	\$845.00	\$2,990.92
133	1300	The UPS Store	2/1/2002	7/31/2030	\$3,028.00	\$1,105.00	\$4,133.00
137	1300	Hair Salon	3/19/2012	3/31/2027	\$2,275.00	\$1,118.00	\$3,393.00
141	1300	Avis	9/1/2021	8/31/2026	\$2,630.33	\$1,105.00	\$3,735.33
145	1430	JLB (Joy Love Burgers)	12/31/2020	12/31/2031	\$2,821.67	\$1,352.00	\$4,173.67
149	1123	SmokeShop	6/1/2023	5/31/2028	\$2,246.00	\$1,029.42	\$3,275.42
Pad B		Wendy's (26855sf pad)	10/9/2000	9/30/2030	\$5,185.35		\$5,185.35
	14788				\$34,228.85	\$12,620.92	\$46,849.77

Property Aerial - Friendswood Plaza

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