

Retail Space Available for Lease

ANCHORED BY FITNESS CONNECTION

Almeda Depot Shopping Center
 12344 Gulf Freeway - Houston, Texas 77034



LOCATION

Located on I-45 South near Beltway 8, just North of Fuqua Street.

SPACES AVAILABLE

1,600 sq. ft. — 4,000 sq. ft.

TRAFFIC COUNTS

I-45 at Fuqua: 204,000

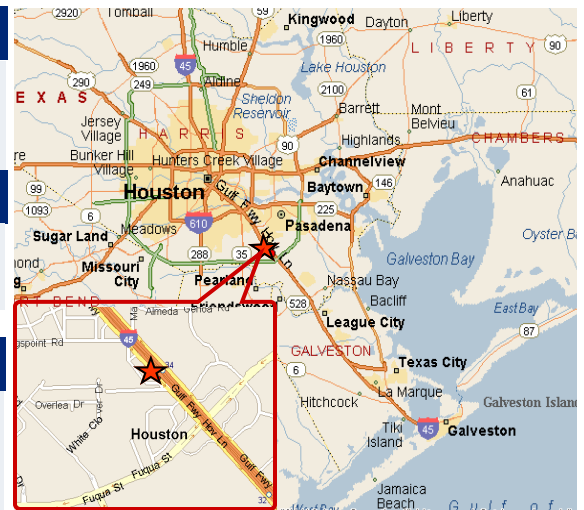
Fuqua: 25,660

Source: Texas Department of Transportation

DEMOGRAPHICS

	1 Mi. Radius	3 Miles	5 Miles
Households	4,752	33,539	74,000
2005 Estimated Population	11,522	98,063	220,104
Average Household Income	\$49,644	\$58,117	\$59,239

Source: Claritas. All rights reserved.



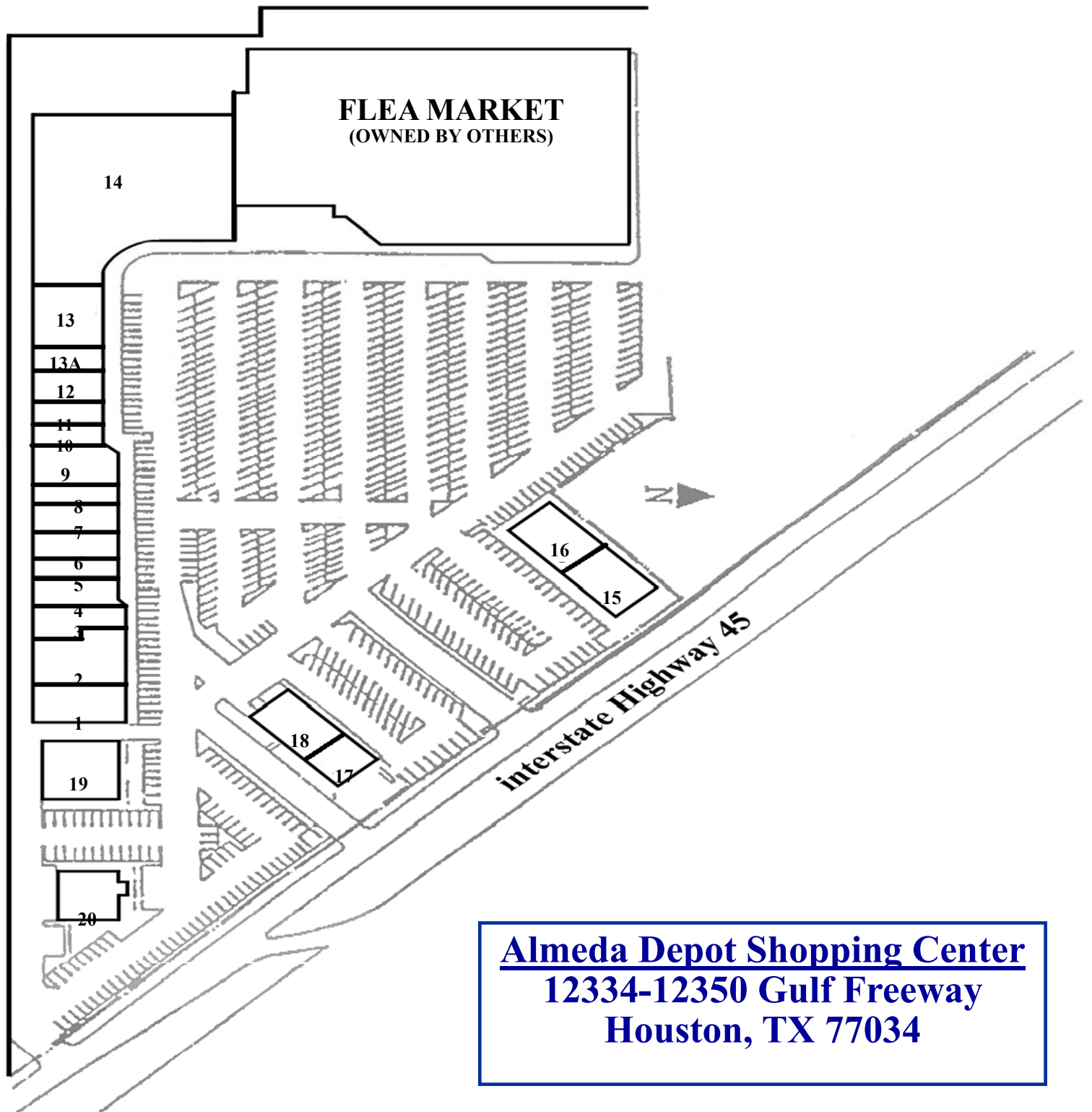
Clarion Properties, Ltd.

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Leasing - Commercial Brokerage - Consulting



No.	Address	Tenant's Name	Sq Ft
1&2	12344-A & B	Fast Eddies	10,789
3	12344-C3	UR Beauty and Barber Academy	2,395
4	12344-C1	AVAILABLE	4,205
5	12344-D	AVAILABLE	1,600
6	12344-H	United Kitchen & Bath	2,400
7	12344-I	AVAILABLE	4,000
8	12344-K	AVAILABLE	1,600
9	12344-L	AVAILABLE	3,000
10	12344-N	Liberty Loan	1,600
11	12344-O	AVAILABLE	2,520

No.	Address	Tenant's Name	Sq Ft
12	12344-P	Julie's Empyrean Boutique	2,025
13A	12344-Q	Smoothie Shop	1,015
13	12344-R	Fitness Connection	5,889
14	12338	Fitness Connection	35,000
15	12334-A	Beauty Sensations	2,820
16	12334-C	Beauty Sensations	6,180
17	12346-A	888 Chinese Restaurant	2,600
18	12346-B	One Stop Multi Purpose & Check Cashing	3,400
19	12348	Gringo's Restaurant	6,020

