



**DICKINSON VILLAGE**  
 3410 Gulf Freeway, Dickinson, TX 77539  
**FOR LEASE**

**I-45 FRONTAGE**



**Power of the Gulf Coast Corridor** - Ideally located along I-45 South between Houston and Galveston, Dickinson offers substantial commuter traffic, steady population growth, and consistent retail demand from both residents and coastal visitors.



**Established Retail Destination** - The surrounding area of Dickinson has an estimated population of over 1.3 million and draws from a consumer base of over 10 million within a 200 mile radius.



**Anchor Opportunity with National Co-Tenancy** The 55,525 SF former Kroger space sits alongside established tenants, creating a strong draw for retail traffic. The landlord is open to subdividing to suit a range of concepts.



**Retail Growth Market** - Dickinson is part of the fast-growing Houston Bay Area, with expanding housing, infrastructure, and major employers like UTMB Health and NASA supporting a thriving retail environment.

For more information on our competitive rates, contact:

**832.423.7439**

**Eric Drymalla, Broker** – [edrymalla@tarantino.com](mailto:edrymalla@tarantino.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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## PROPERTY DESCRIPTION

**Total Space Available**

**57,975 SF**

**Frontage**

**FM 517**

**Center Type**

**Neighborhood Center**

**Grossable Leasable Area**

**89,697 SF**

**Parking**

**326 Spaces**

**Total Land Area**

**7.51 AC**

**Stores**

**19**

**Year Built**

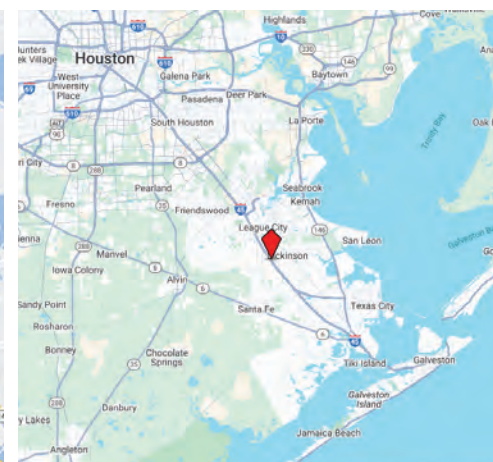
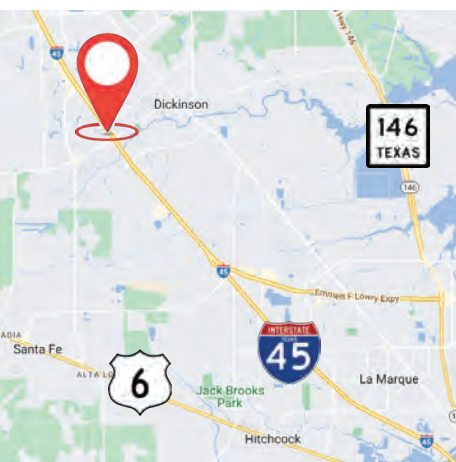
**1985**

**Center Properties**

**3**

**Cross Streets**

**FM-517**



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## PROPERTY HIGHLIGHTS

Anchor Space Available

**55,525 SF**

- Landlord Will Subdivide
- Prominent visibility along Interstate 45 South at a major intersection
- Positioned in the heart of Dickinson's retail corridor
- Strong national co-tenancy and consumer draw
- High parking ratios are suitable for large-format retail users
- Building signage opportunities are available



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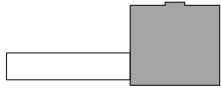
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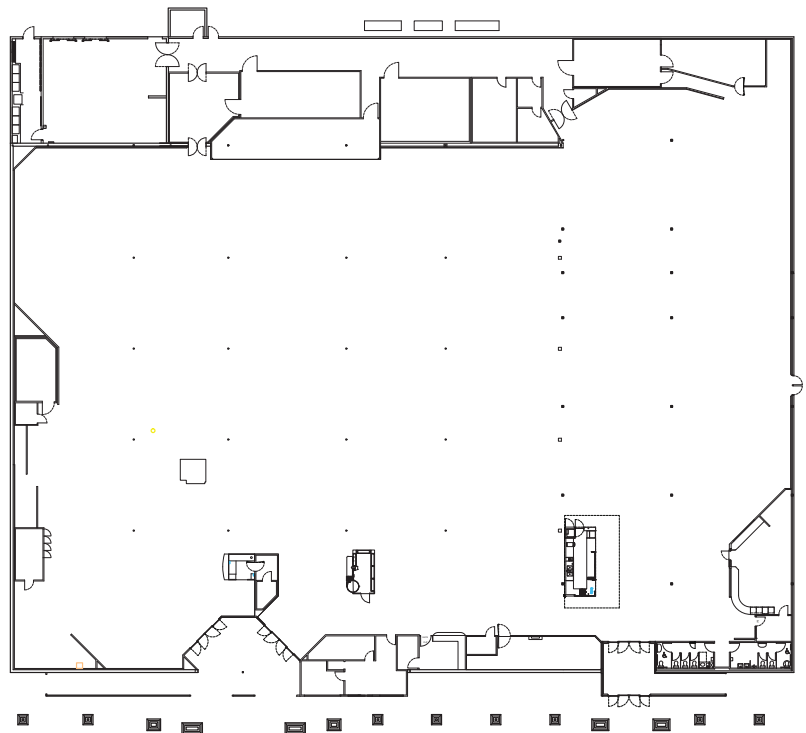
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# SITE PLAN



TOTAL  
55,525 NRA



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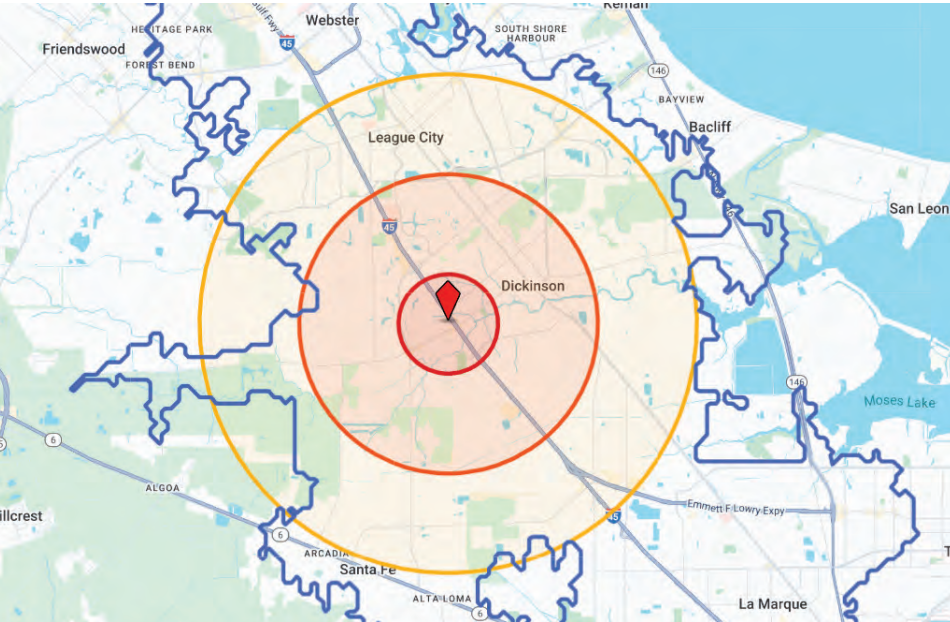
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## DEMOGRAPHICS & TRADE AREA INSIGHTS



### Median Household Income

**\$128,000**

- Serves a retail trade area of over 116,000 homes

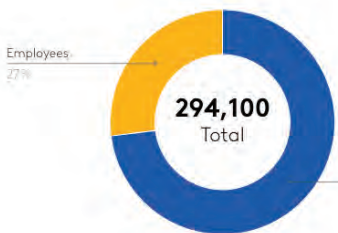
- Surrounded by residential growth and community development plans

- Traffic counts along I-45 exceed 100,000 vehicles per day

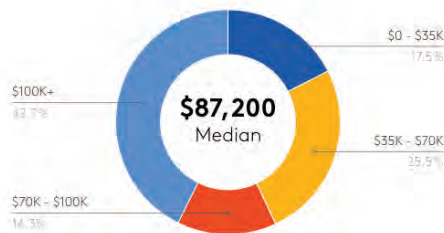
- Nearby major employers include UTMB Health, NASA Johnson Space Center

- Proximity to schools, neighborhoods, and popular service destinations

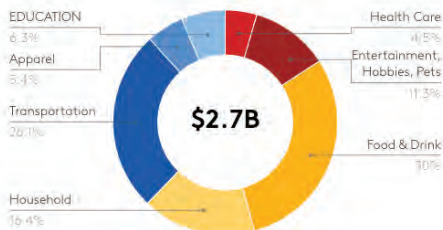
ABSOLUTE POPULATION



HOUSEHOLD INCOME



CONSUMER SPENDING



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