

12810 WEST BROADWAY STREET

Pearland, TX 77584

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Kingsley Crossing is a Class A retail center located at the signalized intersection of Broadway St and Kingsley Dr in the heart of Pearland. The property offers a 2,000 SF second-generation dental suite featuring existing plumbing and infrastructure, creating an excellent opportunity for medical, dental, or wellness users to reduce buildout costs and accelerate opening timelines. Positioned directly next to Ronald E. McNair Junior High School, the center benefits from strong daily traffic and consistent exposure to families and surrounding neighborhoods. Co-tenancy with established retailers helps drive steady customer traffic throughout the day. This is a rare plug-and-play opportunity in one of Pearland's strongest growth corridors.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,000 SF
Building Size:	14,451 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,583	23,858	64,315
Total Population	14,459	71,044	191,521
Average HH Income	\$190,764	\$147,381	\$124,073

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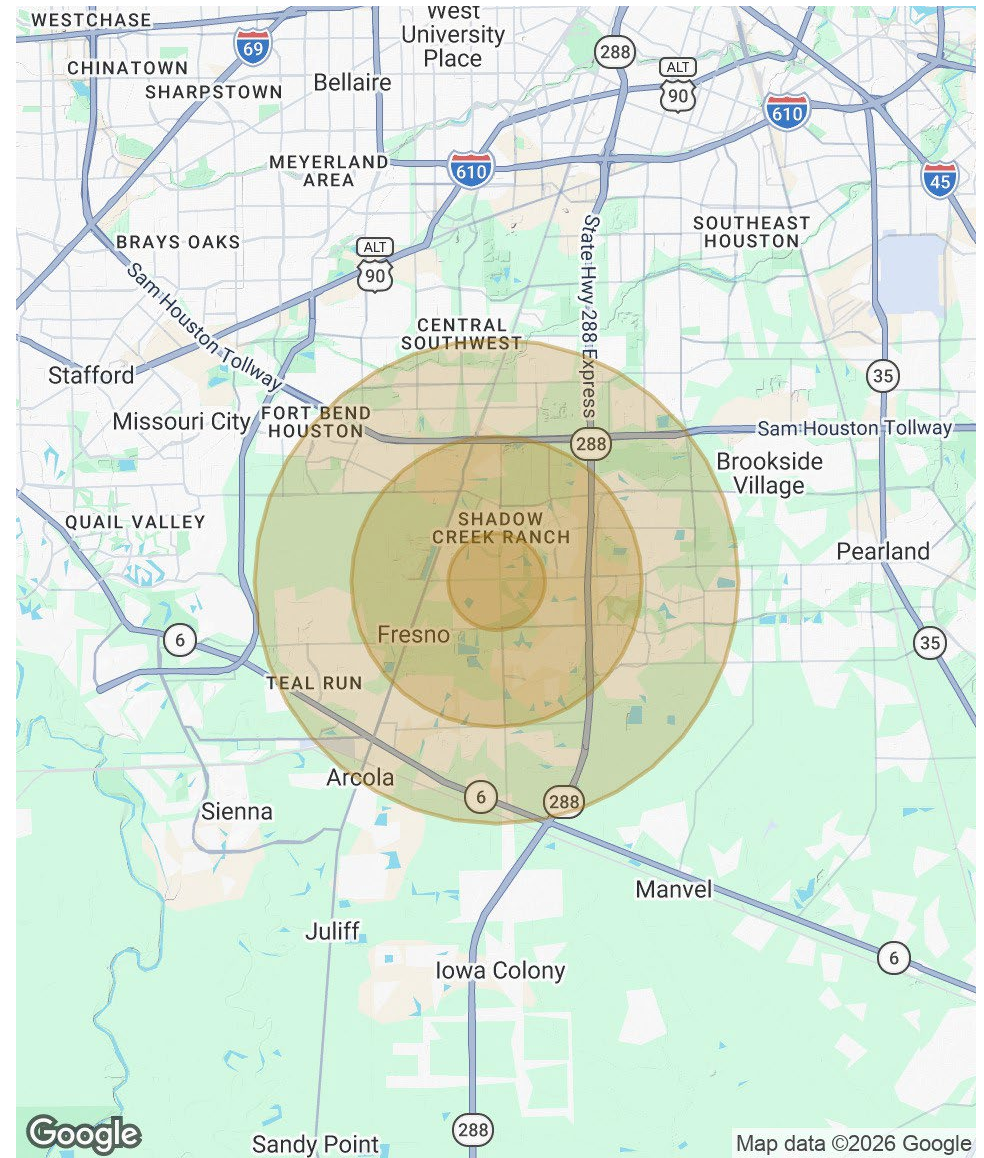
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,459	71,044	191,521
Average Age	34.9	35.7	36.3
Average Age (Male)	34.2	35.0	35.2
Average Age (Female)	33.6	35.9	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,583	23,858	64,315
# of Persons per HH	3.2	3.0	3.0
Average HH Income	\$190,764	\$147,381	\$124,073
Average House Value	\$377,269	\$354,244	\$286,473

2023 American Community Survey (ACS)



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