



3,368 SF 2nd Generation Medical Space Available
1,070 - 4,022 SF Office Space Available



PEARLAND ENTREPRENEUR CENTER

9223 W Broadway St
Pearland, TX 77584

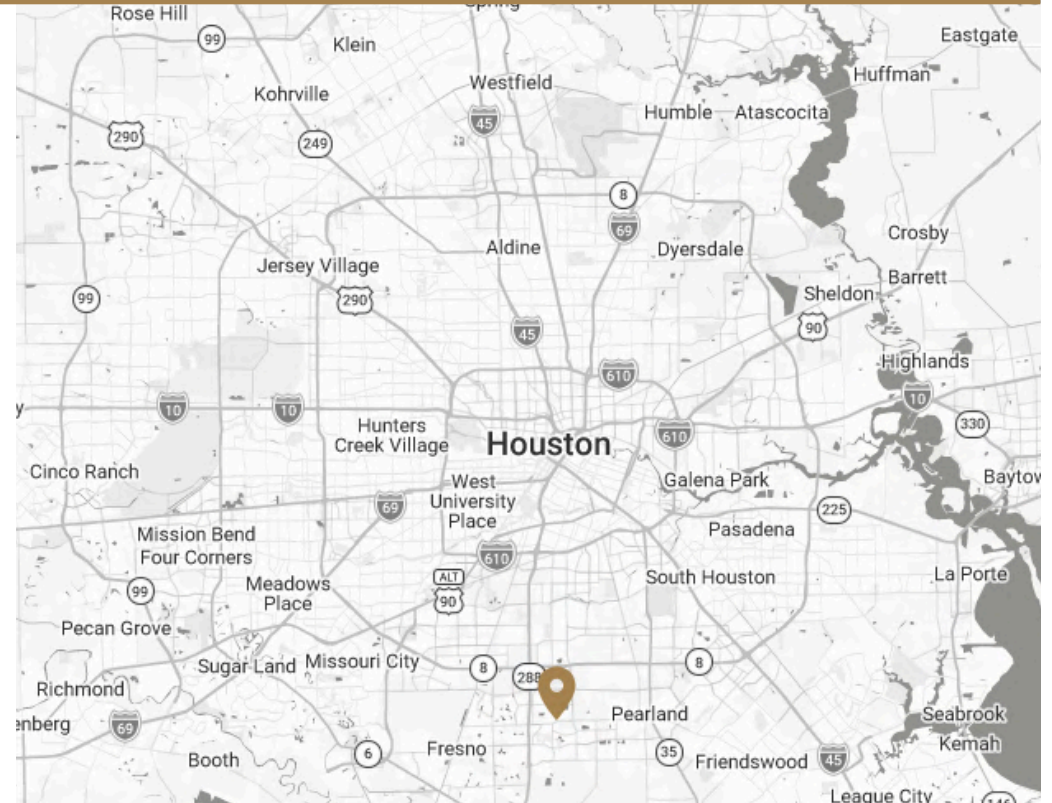
**RETAIL & OFFICE
SPACES FOR LEASE**

PEARLAND ENTREPRENEUR CENTER | **SITE PHOTOS**



PEARLAND ENTREPRENEUR CENTER | **PROPERTY INFORMATION**

Pearland Entrepreneur Center occupies a strategic position along one of Pearland's most trafficked corridors — **just under 1.5 miles from Texas State Highway 288, with 477 feet of direct frontage on Broadway Street.**



- Combined corridor traffic exceeding **141,000 vehicles per day** across **Broadway Street** and **Highway 288**
- Positioned in Pearland, the **8th fastest growing city in the United States**, with **9% population growth** from 2020 within 5 miles
- **7.73% increase in new rooftops** since 2020 within 5 miles, reflecting sustained demand from a rapidly expanding consumer base



TRAFFIC COUNTS

43,679 VPD on Broadway St
98,083 VPD on Highway 288



TOTAL POPULATION

237K CURRENT POPULATION
within 5 miles



HOUSEHOLD INCOME

\$152K AVG HHI
within 3 miles



POPULATION GROWTH

9% GROWTH
since 2020

PEARLAND ENTREPRENEUR CENTER | **NEARBY RETAILERS**



PEARLAND ENTREPRENEUR CENTER | **NEARBY RETAILERS**



PEARLAND ENTREPRENEUR CENTER | **SITE PLAN**

1ST FLOOR:

1,070 SF OFFICE (2ND GEN)

2ND FLOOR:

4,022 SF OFFICE (SHELL)



1,600 SF

RETAIL/MEDICAL



NERVO
TRAINING CENTER



SPACE AVAILABLE FOR LEASE

1,768 SF RETAIL/MEDICAL

PEARLAND ENTREPRENEUR CENTER | **RETAIL/MEDICAL SPACE**



PEARLAND ENTREPRENEUR CENTER | **RETAIL/MEDICAL SPACE**



1,600 SF RETAIL/MEDICAL

3,368 SF MAX CONTIGUOUS

PEARLAND ENTREPRENEUR CENTER | **OFFICE SPACE**



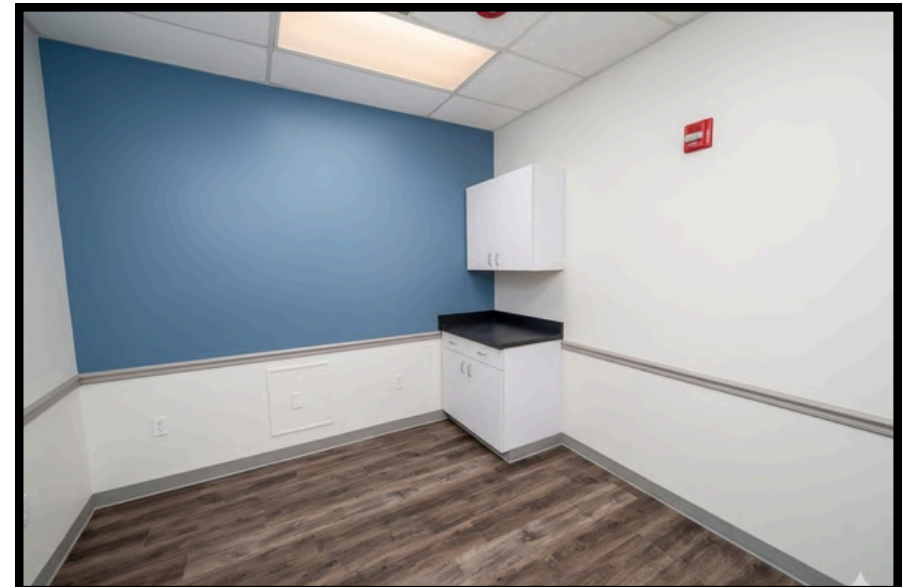
2ND FLOOR
4,022 SF OFFICE (SHELL)

1ST FLOOR:
1,070 SF OFFICE
(2ND GEN)

PEARLAND ENTREPRENEUR CENTER | **RETAIL SPACE**



PEARLAND ENTREPRENEUR CENTER | **RETAIL SPACE**



TURNKEY FOR ANY MEDICAL OPERATOR.

FORMER VCA ANIMAL HOSPITAL.

EXCELLENT CONDITION.

COMPETITIVE TERMS.

PEARLAND ENTREPRENEUR CENTER | **OFFICE SPACE**

