

# RETAIL SPACE AVAILABLE

## PEARLAND CENTER WEST

5517 W. BROADWAY STREET, PEARLAND, TEXAS 77581



### LOCATION / PROPERTY

- The Center is well located on FM 518 (Broadway) the major traffic corridor thru Pearland.
- The center is surrounded by dense residential single family homes and over 80% of the dwellings are owner occupied homes
- New Ownership July 2017
- The Shopping Center will undergo a full modern renovation to include a new roof, new awning, stone accents, etc.

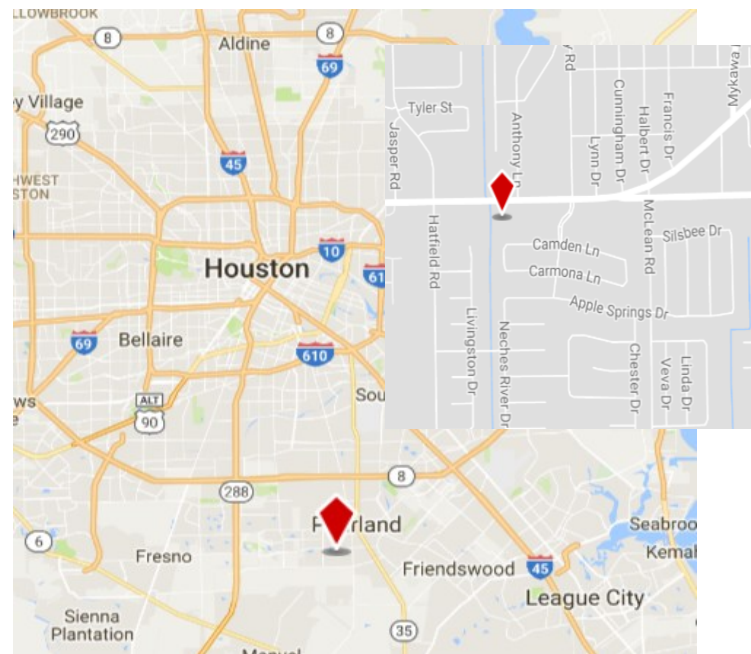
### SPACES AVAILABLE

Suite I - 1,000 SF  
 Suite C - 1,457 SF  
 Suite G- 1,660 SF (Beauty Salon)  
 Suite D- 1,400 SF

### TRAFFIC COUNTS

#### DEMOGRAPHICS: 1 Mi. Radius 3 Mile Radius 5Miles

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| 2015 Household                | 2,383    | 16,453   | 50,851   |
| 2015 Total Population         | 7,061    | 49,145   | 159,618  |
| 2015 Average Household Income | \$93,455 | \$94,541 | \$95,780 |



**CLARION PROPERTIES, LTD.**

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 MANAGING BROKER

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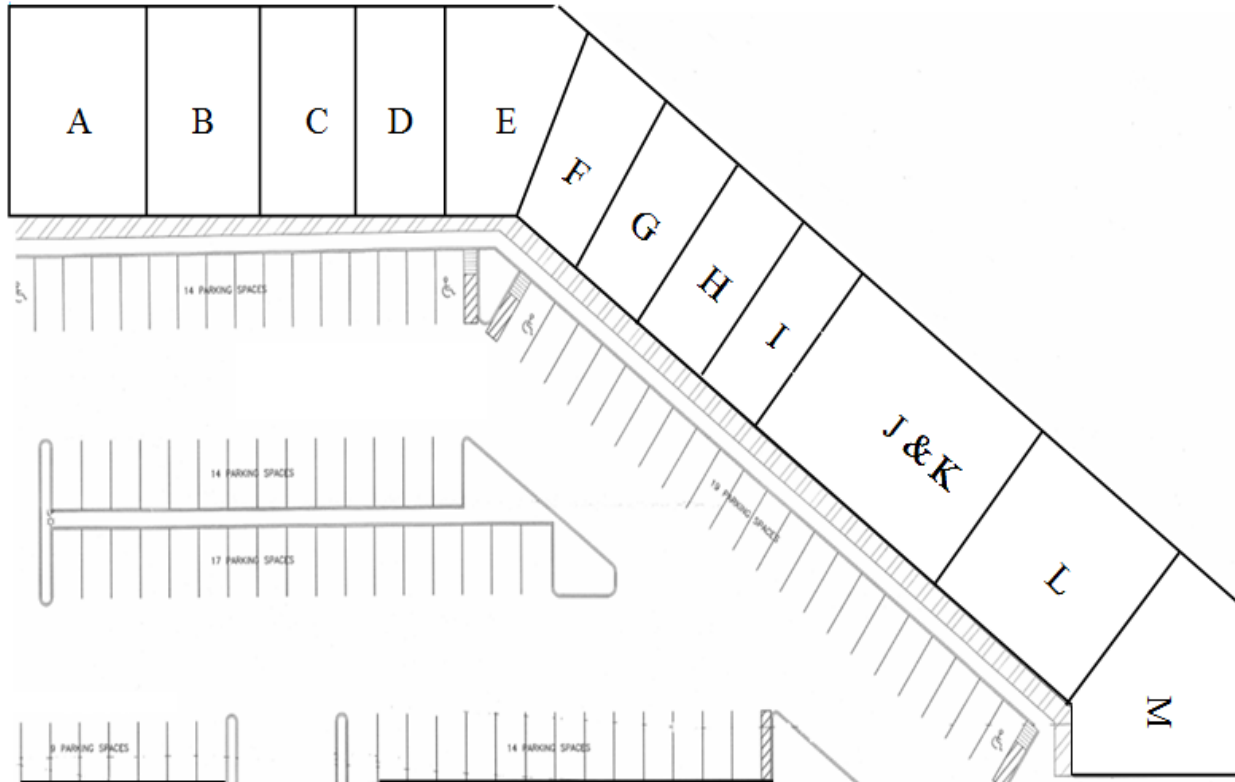
LEASING - COMMERCIAL BROKERAGE - CONSULTING

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| Suite | Tenant                          | Sq Ft        |
|-------|---------------------------------|--------------|
| A     | Silver Creek Dental             | 1,884        |
| B     | Forged Warrior Fitness          | 1,500        |
| C     | <b>AVAILABLE</b>                | <b>1,457</b> |
| D     | <b>AVAILABLE</b>                | <b>1,400</b> |
| E     | The Puddery Baker               | 1,850        |
| F     | Kary's Hair                     | 1,000        |
| G     | <b>AVAILABLE (Beauty Salon)</b> | <b>1,660</b> |
| H     | PowerFit Eats #3                | 1,000        |
| I     | <b>AVAILABLE</b>                | <b>1,000</b> |
| J & K | Astro Pawn Shop                 | 4,000        |
| L     | PowerFit Meals                  | 2,070        |
| M     | PowerFit Meals                  | 2,000        |

