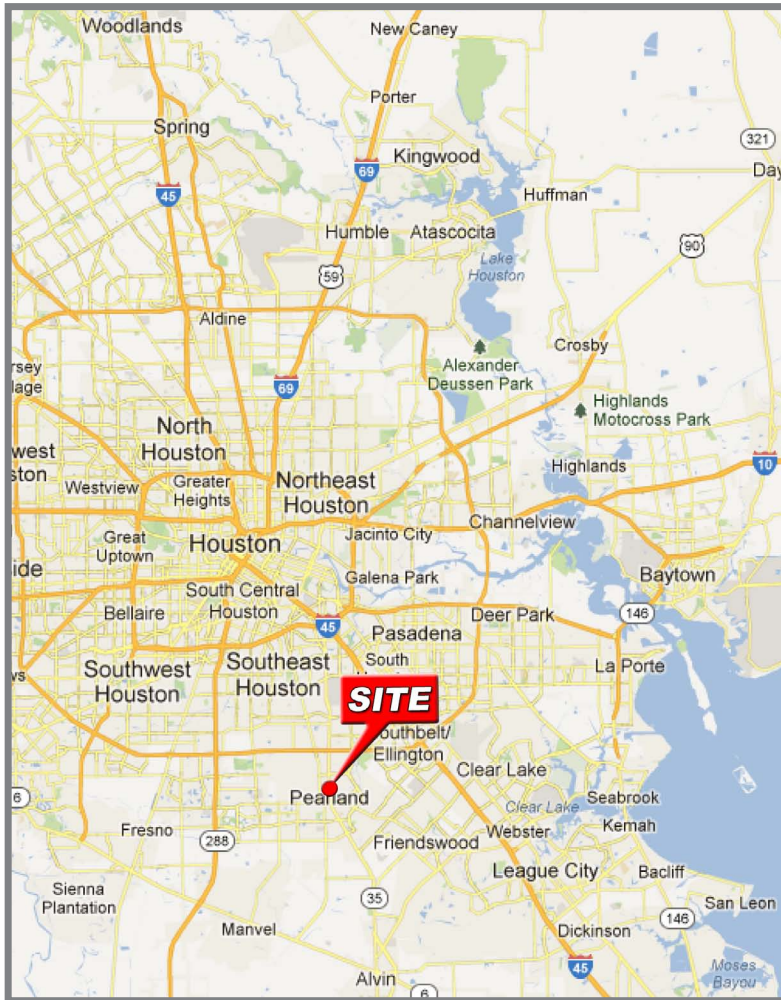


PEARLAND SHOPPING CENTER

NWC of Hwy 35 & Orange St
 Pearland, Texas 77581



Retail Space Available for Lease

PROPERTY HIGHLIGHTS:

- Well anchored shopping center located in the heart of Pearland
- Center provides great exposure of Hwy 35 and convenient access to Beltway 8
- Construction for the widening/improvement of Hwy 35 is now complete
- 1,800 SF end cap available

DEMOGRAPHIC SNAPSHOT:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2013 Population	6,453	55,848	164,472
2013 Households	2,304	18,385	53,840
Average HH Income	\$81,652	\$86,364	\$83,294

AREA RETAILERS:



CONTACT:

Ben Brown: 713.784.6404
 bbrown@retailpropertiesgroup.com

RETAIL PROPERTIES GROUP

4635 Southwest Fwy. | Houston, TX 77027
 (713) 784-6404 | retailpropertiesgroup.com

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TENANT	SF	TENANT	SF
Office Depot	18,400	Lee's Nails	900
Big Lots	26,600	Village Pizza & Seafood	1,800
Dollar General	8,640	High Security Lock & Safe	1,800
Ace Cash Express	1,200	Pearland Vision	1,800
Fred Loya Insurance	1,800	AVAILABLE	1,800
Instant Tax Service	900		

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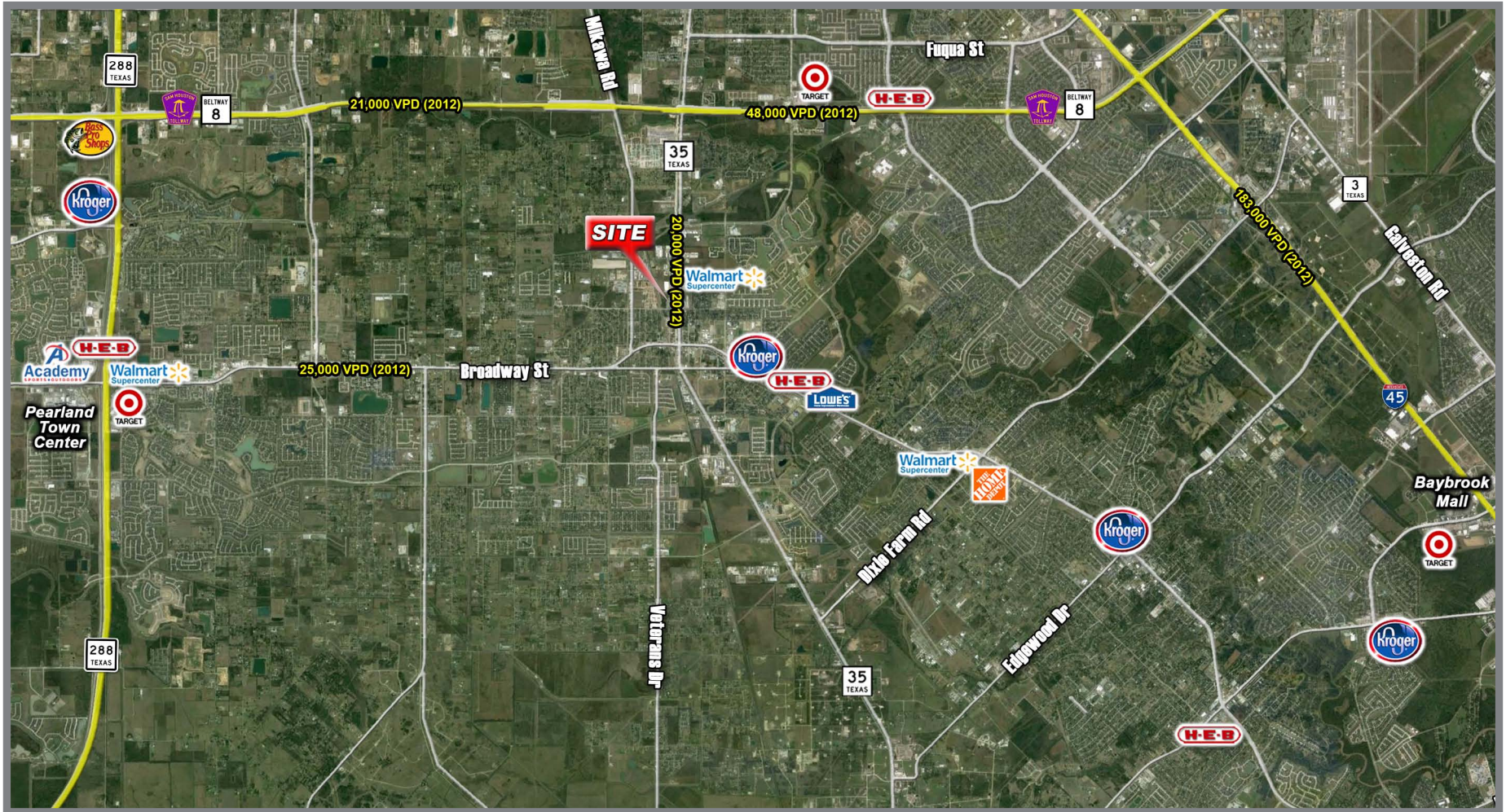
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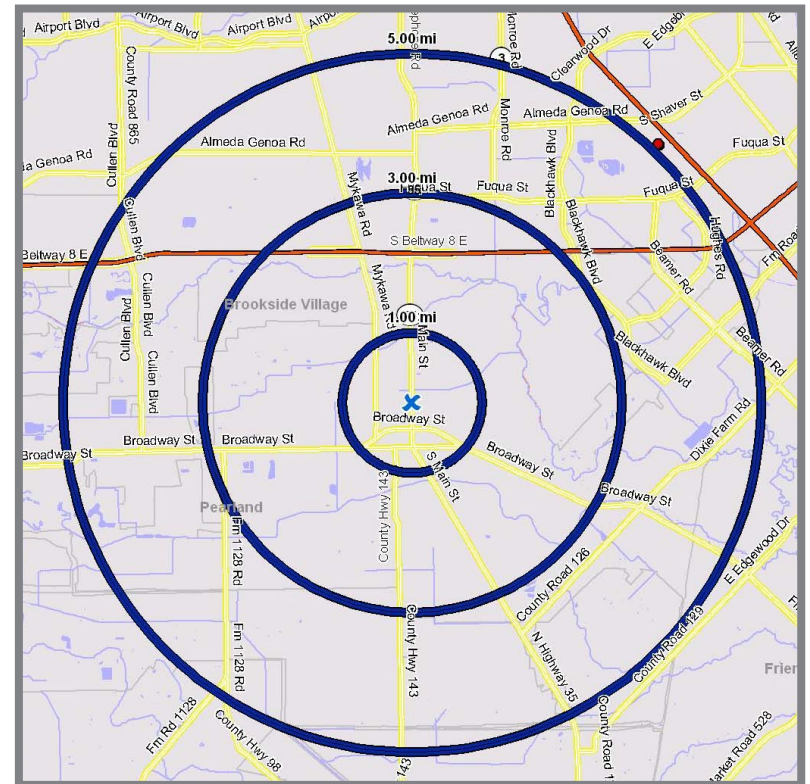
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	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2000 Population	4,400	32,472	106,708
2010 Population	6,290	53,703	158,292
2013 Population	6,453	55,848	164,472
% Growth 2000 - 2010	30.1%	39.5%	32.6%
% Growth 2013 - 2018	7.0%	8.7%	9.0%
HOUSEHOLDS			
2013 Households	2,304	18,385	53,840
Avg Household Size	2.8	3.0	3.1
EMPLOYMENT			
2013 Total Employers	232	882	2,239
2013 Workplace Employees	3,410	13,143	38,205
RACE			
% White	54.1%	45.5%	37.8%
% Hispanic	27.8%	32.3%	37.0%
% Black	9.1%	12.8%	14.9%
% Asian	6.6%	7.5%	8.5%
% Other	2.4%	1.9%	1.8%
White	3,492	25,436	62,150
Hispanic	1,791	18,024	60,878
Black	590	7,141	24,457
Asian	425	4,196	14,055
Other	156	1,051	2,932
HOUSING			
% Renter Occupied Housing Units	28.6%	21.8%	24.8%
% Owner Occupied Housing Units	71.4%	78.2%	75.2%
Median Home Value	\$151,734	\$150,258	\$143,934
INCOME			
2013 Median Household Income	\$73,125	\$76,429	\$73,783
2013 Average Household Income	\$81,652	\$86,364	\$83,294
2013 Per Capita Income	\$29,557	\$28,497	\$27,320
AGE			
Median Age	30.4	30.0	30.0



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