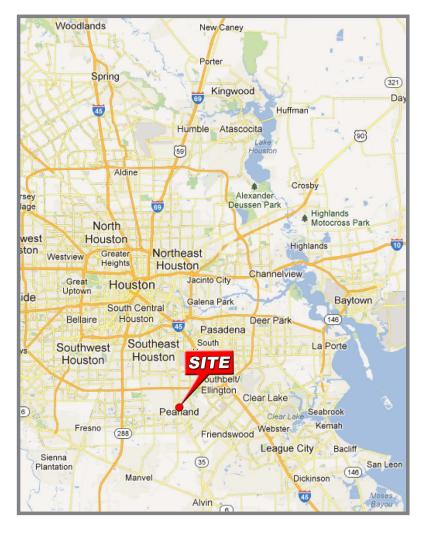
NWC of Hwy 35 & Orange St Pearland, Texas 77581





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>	3 miles	<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

NWC of Hwy 35 & Orange St Pearland, Texas 77581









TENANT	SF
Office Depot	18,400
Big Lots	26,600
Dollar General	8,640
Ace Cash Express	1,200
Fred Loya Insurance	1,800
Instant Tax Service	900

TENANT	SF
Lee's Nails	900
Village Pizza & Seafood	1,800
High Security Lock & Safe	1,800
Pearland Vision	1,800
AVAILABLE	1,800

CONTACT:

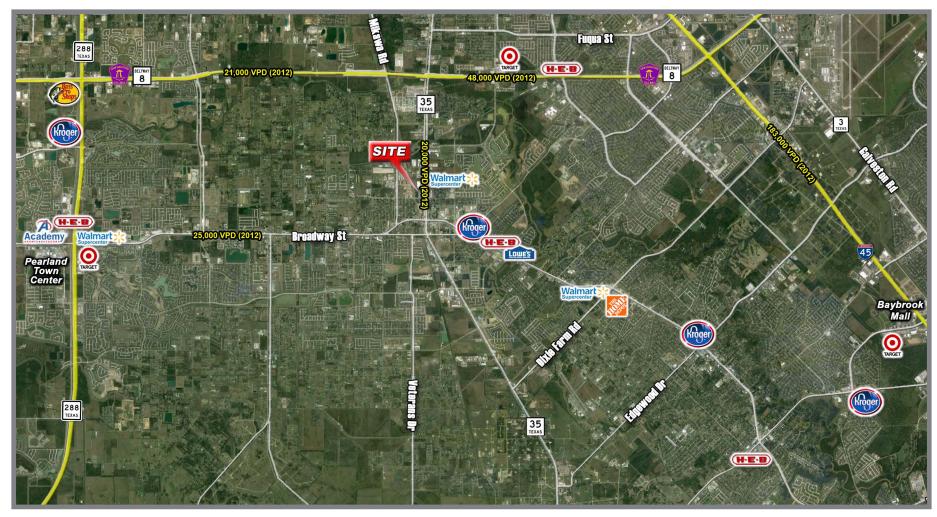
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4635 Southwest Fwy. | Houston, TX 77027 (713) 784-6404 | retailpropertiesgroup.com

NWC of Hwy 35 & Orange St Pearland, Texas 77581





CONTACT:

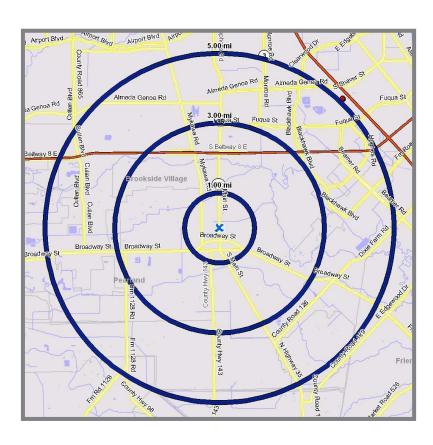
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NWC of Hwy 35 & Orange St Pearland, Texas 77581

5	RETAIL PROPERTIES group	3
	group	

% Growth 2000 - 2010 30.1% 39.5% 32.6% 6 Growth 2013 - 2018 7.0% 8.7% 9.0% 9.0% 9.0% 9.0% 9.0% 9.0% 9.0% 9.0		1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
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% 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	POPLII ATION			
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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 *** *** 75.2% Me Renter Occupied Housing Units 28.6% 21.8% 24.8% % Covner Occupied Housing Units 71.4% 78.2% 75.2% Median Home Value \$151,734 \$150,258 \$1	% Growth 2013 - 2018	7.0%	8.7%	9.0%
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2013 Per Capita Income \$29,557 \$28,497 \$27,320 AGE				
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Median Age 30.4 30.0 30.0	AGE			
		30.4	30.0	30.0



CONTACT:

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