

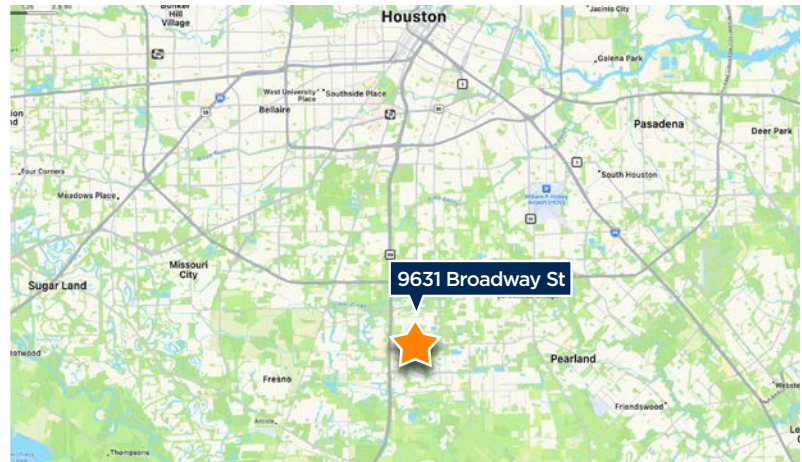
# FOR LEASE BROADWAY CENTER

9631 BROADWAY STREET | PEARLAND, TX 77584



## PROPERTY FEATURES

AVAILABLE SPACE:	5,138 SF *Divisible
BASE RENT:	Upon Request
NNN:	\$7.20 Per SF/Year (Estimated)
TI ALLOWANCE:	Negotiable
PARKING RATIO:	4.00/1,000 SF
CENTER SIZE:	8,654 SF
SPACE DIMENSIONS:	50 Feet Deep
RESTRICTIONS:	No Orthodontics
ZONING:	GB- General Commercial
PERMITTING:	City of Pearland



## LOCATION:

- Out of 100/500 Flood Plane
- Traffic Count: Broadway St. - 45,749 VPD
- Less than 5 min. to 288. 8 min to Beltway 8. 20 min to Downtown Houston
- Pearland is the 3rd largest city in Houston and fastest growing city in Brazoria County



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### AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	10,964	75,916	161,108
Daytime Population	10,186	70,293	140,718
HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Average Household	\$146,033	\$128,755	\$117,229



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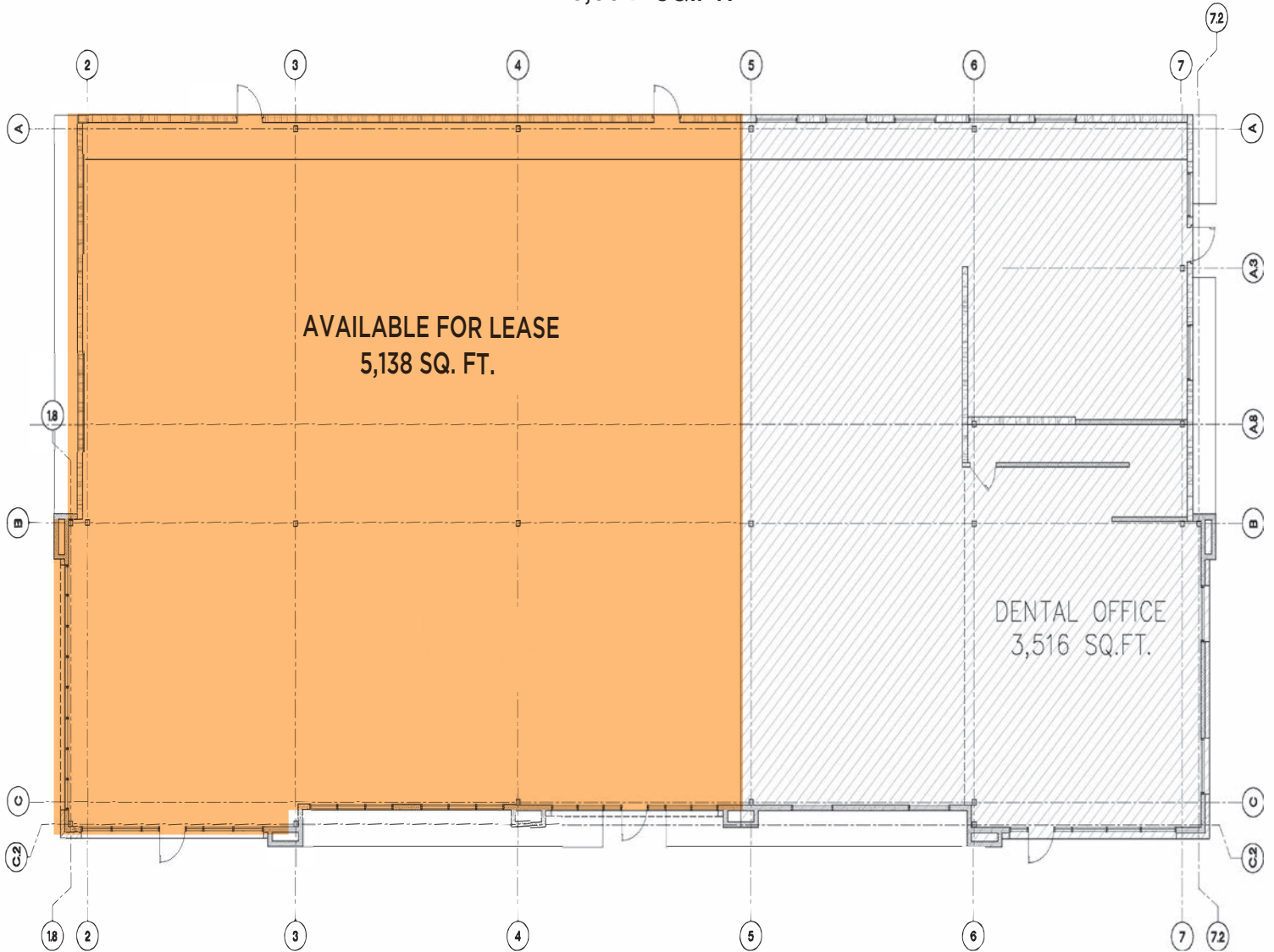
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OFFICE BUILDING  
8,654 SQ.FT.



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