

For Lease

BLALOCK SHOPPING CENTER

1900 BLALOCK, HOUSTON, TX 77080

SILVESTRI
— INVESTMENTS —



OFFERING SUMMARY

Available SF:	924 SF 2,284 SF 4,040 SF
Lease Rate:	Negotiable
Lot Size:	1.4 Acres
Year Built:	1984
Building Size:	22,988 SF
Renovated:	2018

PROPERTY OVERVIEW

The Blalock Shopping Center is a neighborhood center located in the Spring Branch District of Houston on the North East corner of the Blalock & Campbell Shopping intersection.

PROPERTY HIGHLIGHTS

- Direct access to I-10 freeway
- Minutes from The Energy Corridor, Memorial City, City Centre, Uptown Park, The Galleria, and Downtown
- Dense Middle-Class Residential in surrounding area
- Ideal location for start up or established small business owners

FOR INFORMATION CALL

P: 713.785.6272 or Email
Frontdesk@silvestriusa.com

Silvestri Investments

1215 Gessner Road,
Houston, Texas 77055
Silvestriusa.com

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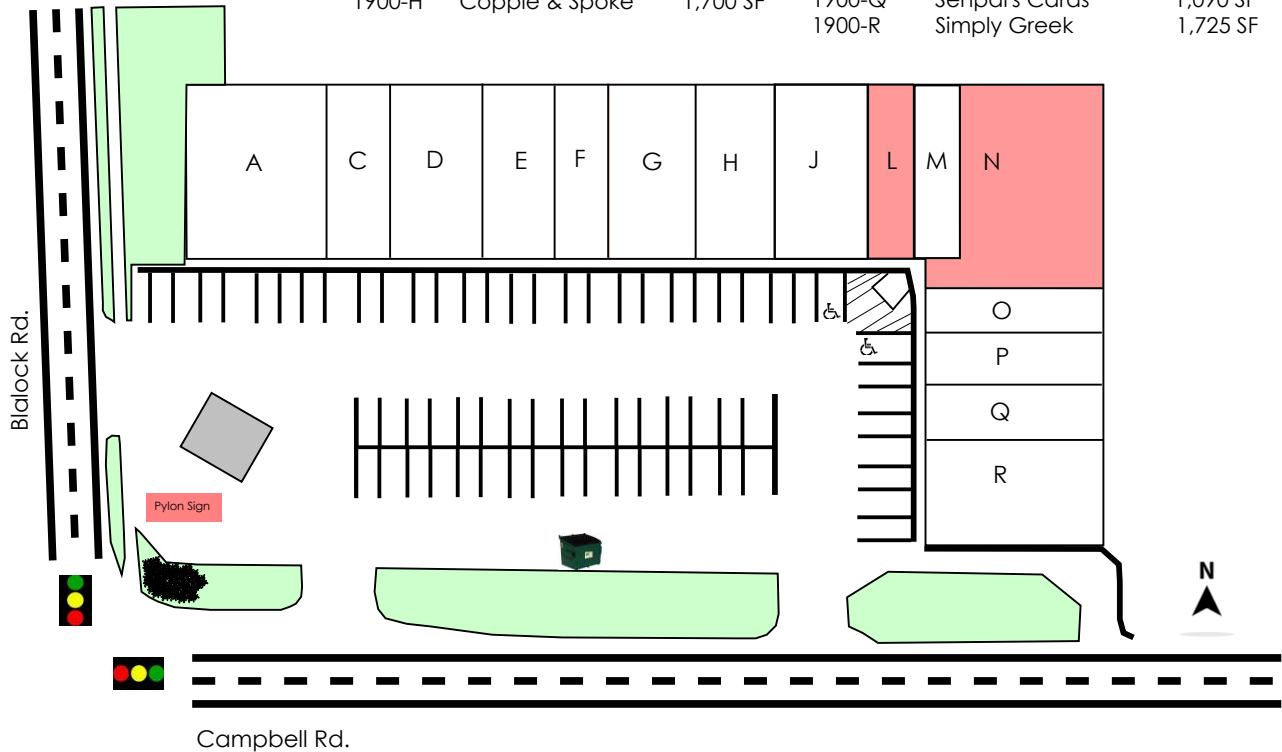
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Available Space
1900-L Vacant 1,700 SF
1900-N Vacant 4,040 SF

CURRENT TENANTS

1900-A	Stop N In	2,475 SF	1900-J	Iglesiy Ministerio	2,284 SF
1900-C	Nita's Beauty Salon	857 SF	1900-L	Available	924 SF
1900-D	iWorks Personnel	1,700 SF	1900-M	Panamericana Family	810 SF
1900-E	Allstate Insurance	820 SF	1900-N	Vacant	4,040 SF
1900-F	SIT Multiservices	798 SF	1900-O	Spring Branch Salon	865 SF
1900-G	Smoke & Pipes	1,700 SF	1900-P	Creatures of Yoga	1,200 SF
1900-H	Copple & Spoke	1,700 SF	1900-Q	Senpai's Cards	1,090 SF
			1900-R	Simply Greek	1,725 SF



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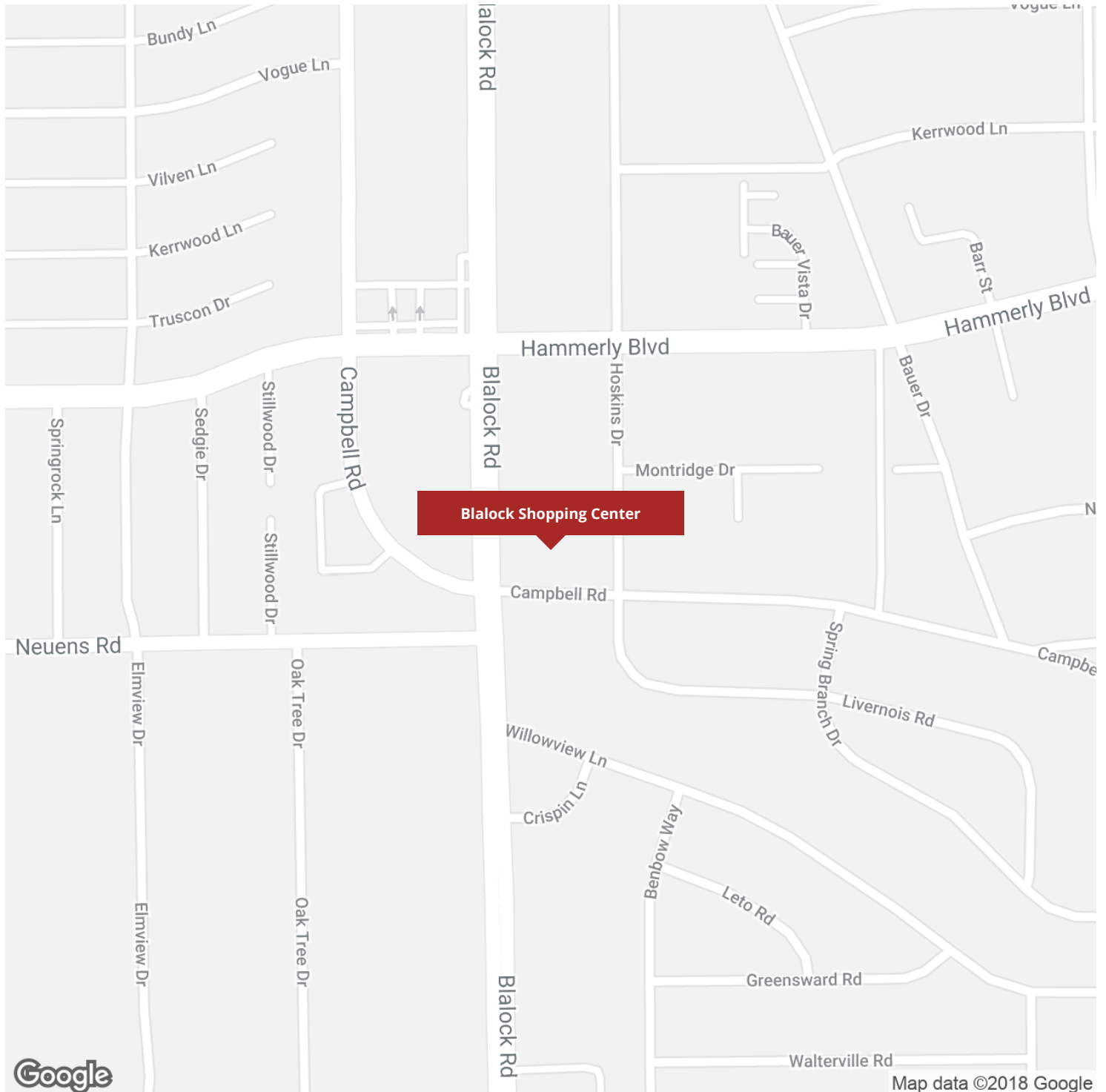
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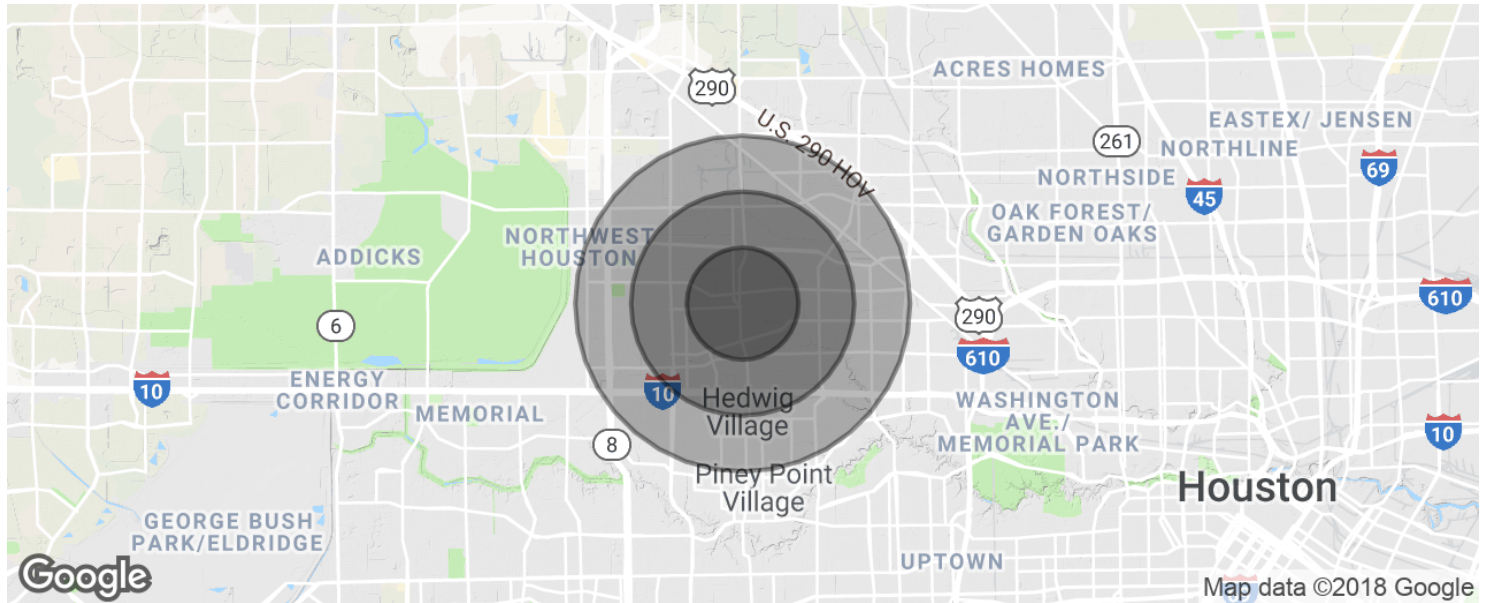
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	21,953	79,462	131,048
Median age	29.5	31.6	33.3
Median age (Male)	28.4	30.6	32.6
Median age (Female)	31.0	32.7	33.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,999	25,769	43,337
# of persons per HH	3.1	3.1	3.0
Average HH income	\$51,644	\$61,435	\$78,556
Average house value	\$154,367	\$211,005	\$273,070

* Demographic data derived from 2010 US Census

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