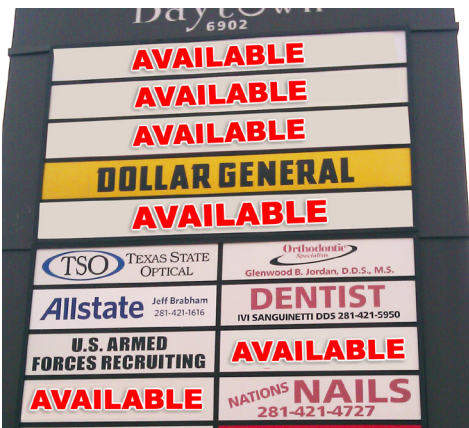


CALL FOR MORE INFORMATION



FOR LEASE

2nd Gen Restaurant: \$25.00 PSF NNN
Inline Space: \$21.00 PSF NNN

\$12.00 PSF NNN
*NNNS \$7.00 PSF
+/- 12,403 SF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

Potential +/- 27,421 SF Big Box Opportunity

2nd Gen Restaurant +/- 4,578 SF
Available +/- 12,403 SF
Inline Space +/- 10,440 SF

PROPERTY HIGHLIGHTS

- Up to 27,421 SF Big Box Opportunity
- Located at the SEQ of I-10 & Garth Rd
- Across Garth Rd from San Jacinto Mall
- 12,403 SF space is currently occupied but is immediately available
- Former restaurant is in turn-key condition with all FF&E

TRAFFIC COUNT

Garth Rd: 28,731 VPD
Interstate 10: 45,557 VPD
(CoStar 2018)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



15,342
2021 POPULATION
3 MILE RADIUS



15,342
2021 DAYTIME POPULATION
3 MILE RADIUS



15,342
2021 AVERAGE INCOME
3 MILE RADIUS



15,342 VPD
ROAD NAME

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Shoppes at Baytown

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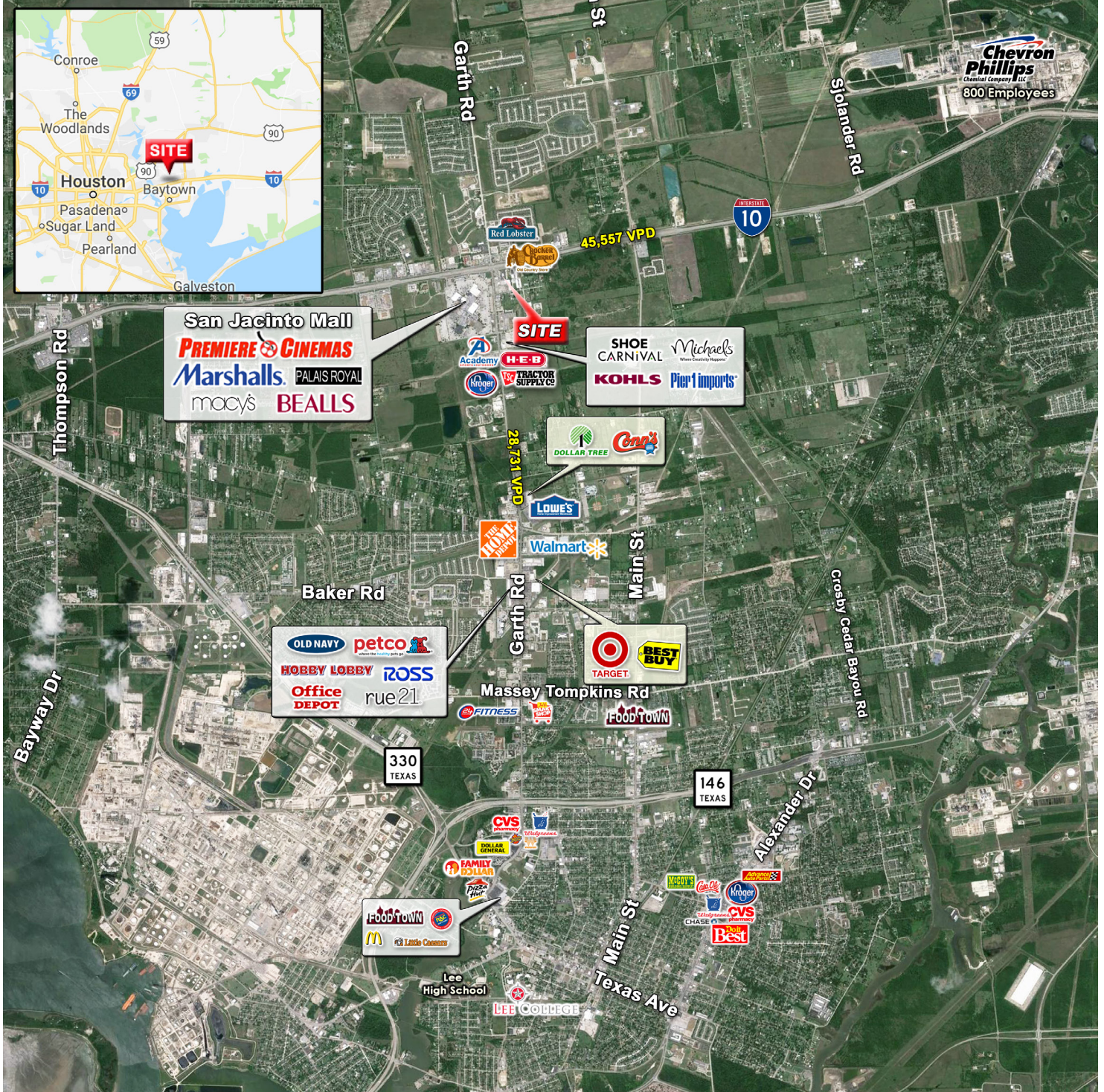
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