

FORMER LONG JOHN SILVERS

PASADENA, TX | NWQ RED BLUFF ROAD AND PRAIRIE AVENUE | 2822 RED BLUFF ROAD

PLEASE DO NOT DISTURB—TENANT STILL OPERATING



SIZE: 1,766 SF | BUILDING
0.53 ACRES | LOT

RATES: CALL FOR RATES

TAXES: \$3,194.99

AREA RETAILERS:



Walgreens

FAMILY DOLLAR
my family, my family dollar.



O'Reilly AUTO PARTS

EL AHORRO
Supermarket



Cinema Latina



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2019 Population	22,172	113,887	238,567
2019 Total Households	6,813	36,583	76,041
2019 Daytime Population	20,233	119,029	248,891
2019 Average HH Income	\$51,972	\$59,752	\$67,992

TRAFFIC COUNTS:

Red Bluff Road: 19,055 VPD
Preston Avenue: 8,659 VPD

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