

For Lease

The Shops At Preston

0 E Sam Houston Parkway S
Pasadena, TX 77505



New retail center at the hard corner of Preston Rd & Beltway 8

Zach Leger

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Jason Gaines

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NAI Partners
1360 Post Oak Boulevard
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Property Highlights

FEATURES

- New Construction
- Close to medical practices and CHI Hospital
- Drive thru available
- Great visibility and access off Beltway 8
- Call for Pricing

PREMISES

- Total Square Footage: 11,136 SF
- Space Available: Up to 11,136 SF
- Pad Site Available: 11,136 SF

TRAFFIC COUNT

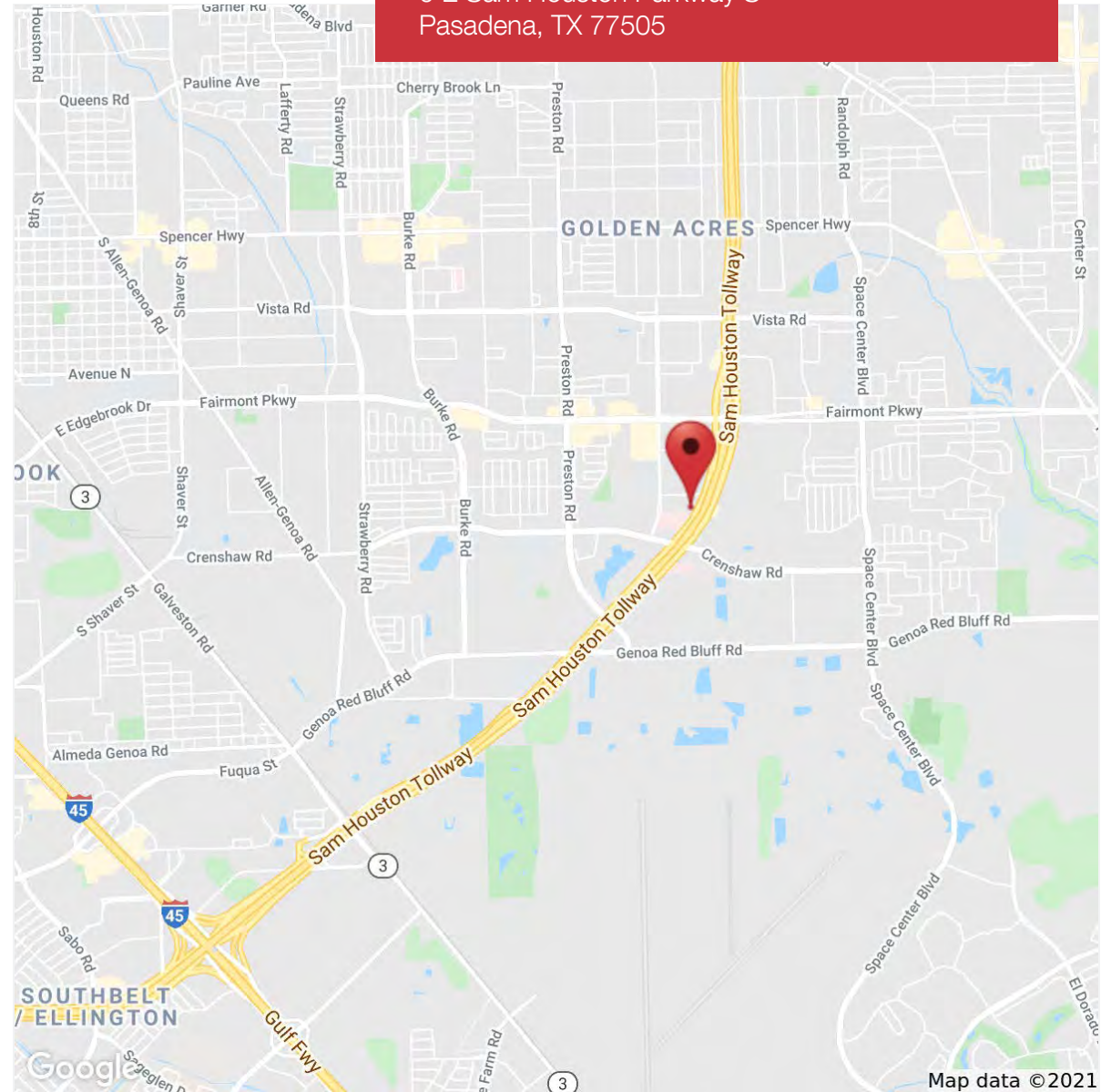
- Parking Ratio: 7.50/1,000 SF
- Preston Ave Beltway 8 SE 11,605/VPD
- Preston Ave Beltway 8 SE 8,277/VPD
- Beltway 8 Preston Ave N 47,820/VPD
- Beltway 8 Preston Ave NE 21,667/VPD
- Beltway 8 Preston Ave SW 17,741/VPD

LOCATION

Located at Preston and Beltway 8

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Area Retailers



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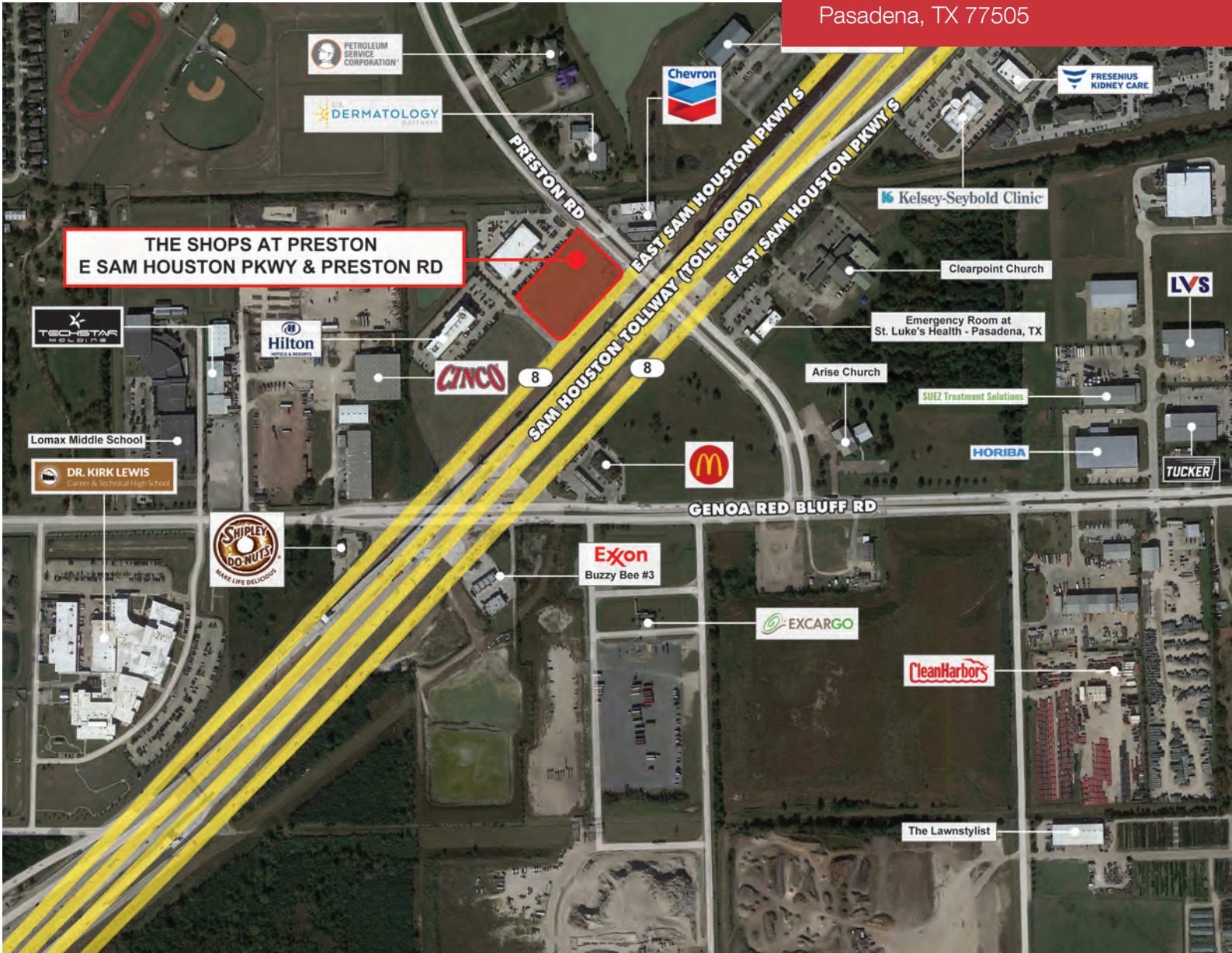


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,893	70,468	250,418
MEDIAN AGE	32.9	32.4	32.0
MEDIAN AGE (MALE)	33.2	31.9	31.4
MEDIAN AGE (FEMALE)	32.6	33.0	32.6

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,358	24,086	82,873
# OF PERSONS PER HH	2.9	2.9	3.0
AVERAGE HH INCOME	\$84,141	\$65,956	\$66,715
AVERAGE HOUSE VALUE	\$171,564	\$139,172	\$128,913

RACE	1 MILE	3 MILES	5 MILES
% WHITE	75.8%	74.6%	69.4%
% BLACK	1.0%	2.4%	4.7%
% ASIAN	7.8%	4.2%	4.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% AMERICAN INDIAN	2.5%	0.9%	0.8%
% OTHER	11.7%	16.3%	18.9%

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
% HISPANIC	42.3%	44.7%	51.3%

* Demographic data derived from 2010 US Census

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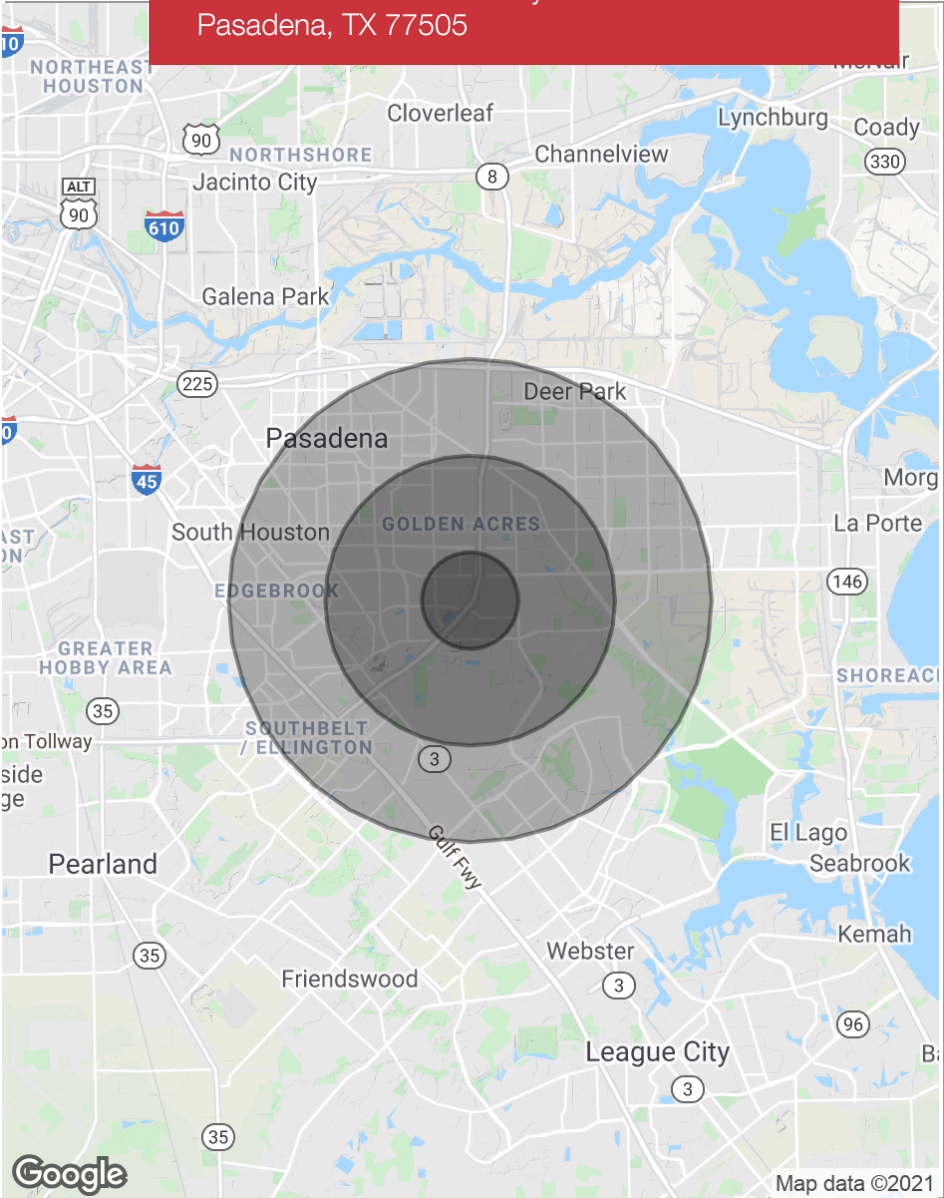
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