



SOUTHSIDE COMMONS
RETAIL/RESTAURANT SPACE FOR LEASE
HOUSTON, TX

SHOP^{cos.}

ABOUT

PROJECT SCOPE

The following redevelopment of the former Palace Lanes is currently available for tenant build out. The property is surrounded by the prestigious West U, Bellaire & Southside neighborhoods. Medical/Office will occupy the 2nd floor with retail, restaurant and entertainment on the 1st floor. The redevelopment of the former Palace Lanes is currently under construction with first floor retail space available now. Medical/Office tenants have a projected opening of early Summer 2020.

TRAFFIC

- Bellaire Blvd: 31,182 VPD-16
- 610 West Loop Fwy: 215,217 VPD-17

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	19,722	217,625	518,042
Avg. HH Income	\$238,211	\$128,947	\$113,561
Total Housing Units	6,957	96,504	52,758
Median Age	41.0	34.6	35.0
Medium Home Value	\$842,857	\$590,023	\$427,718



TENANTS

PALACE BOWL & SOCIAL



Palace Bowl & Social has been a Houston institution since 1955. PBS will occupy $\pm 30,000$ sf on the first floor and the concept will include 8 bowling lanes, $\pm 5,000$ sf arcade, golf simulators, shuffleboards, esports and bar & restaurant.

EYE THEORY



Eye Theory description: A local eye care provider will occupy $\pm 1,154$ sf on the first floor. Catering to both adolescent and adult patients with the latest innovative technology and a one of a kind optical showroom.

DISH SOCIETY



Dish Society is dedicated to using the highest quality and freshest ingredients possible with a seasonally changing menu of traditional favorites with healthy modern twists. Dish Society will serve breakfast, lunch, brunch, supper and happy hour.

HOUSTON METHODIST



Houston Methodist will occupy $\pm 16,000$ sf on the second floor with one of their award winning general practice groups. Houston Methodist was recently ranked the #1 Hospital for patient care in the state of Texas.

THE CENTER FOR ENT



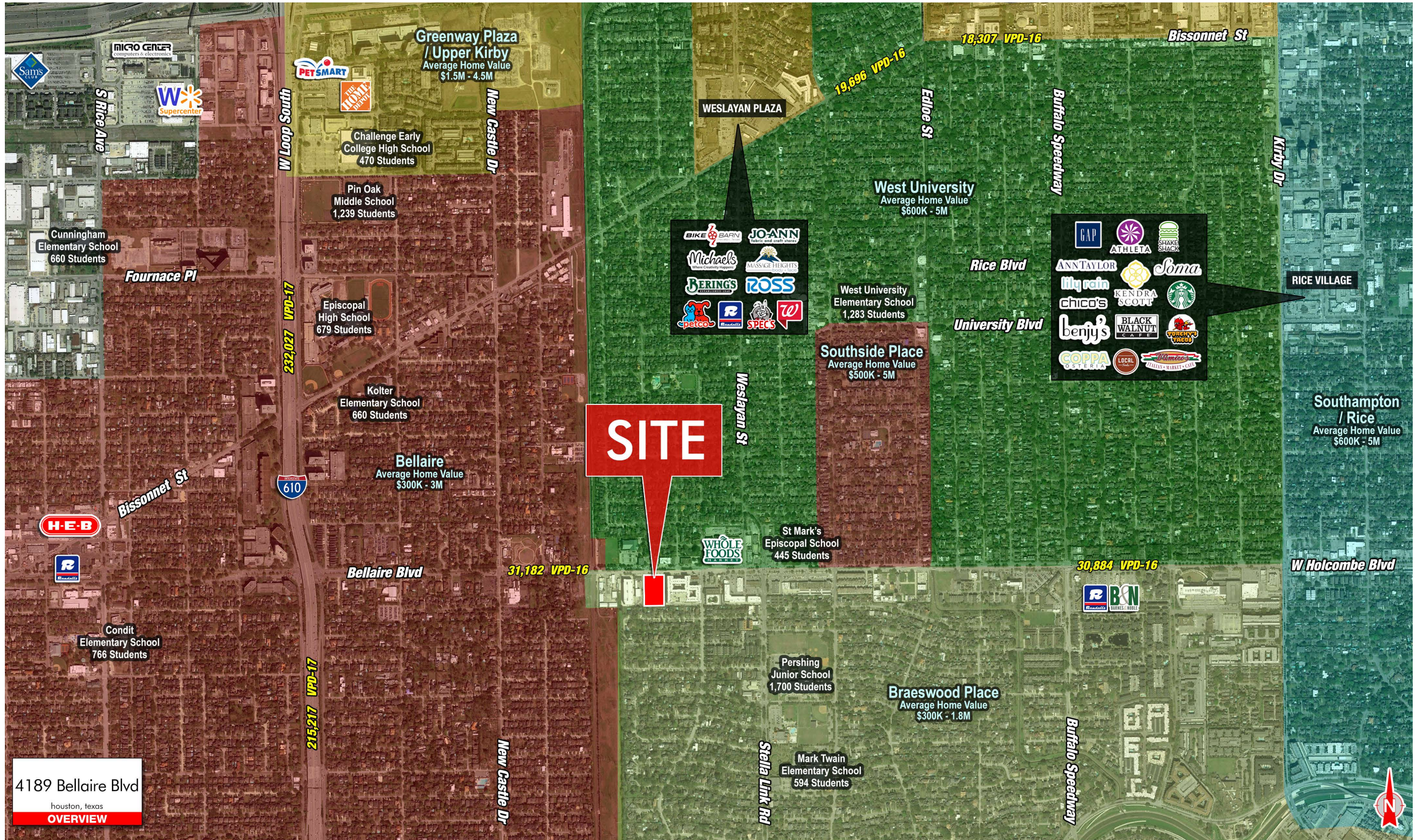
The Center for ENT is comprised of $\pm 21,000$ sf on the second floor. For the past 50 years, The Center of ENT has been the premier ear, nose and throat practice in the Texas Medical Center.

GREATER HOUSTON ORTHODONTICS

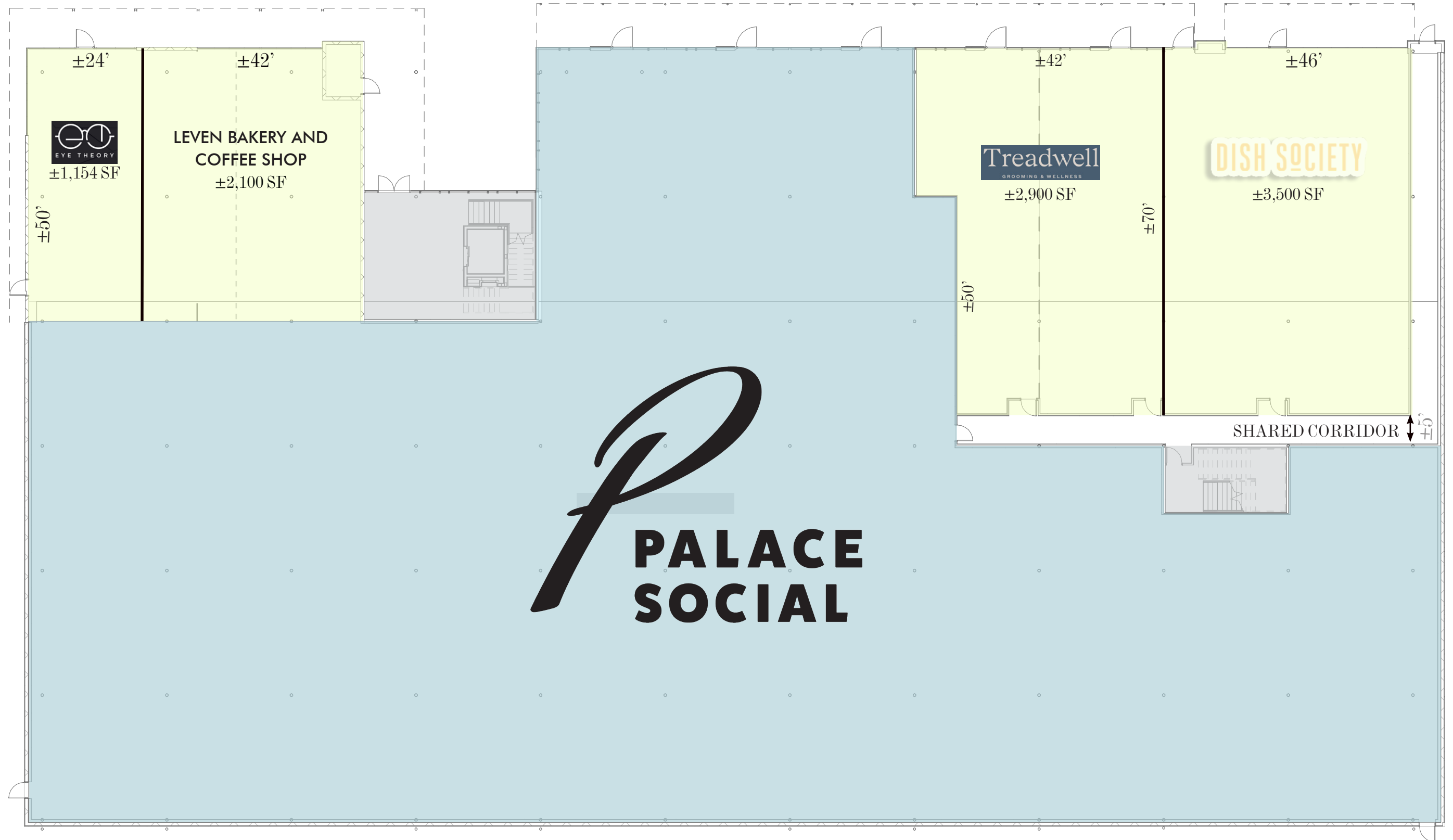


A local orthodontics provider will occupy $\pm 3,000$ sf on the second floor. Catering to both adolescent and adult patients with services ranging from consults, Braces and Invisalign applications as well as emergency care.

SURROUNDING NEIGHBORHOODS



SITE PLAN



SHOP^{CO.}

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