



Houston-The Woodlands-Sugar Land, TX

SPENCER SQUARE

29.664003, -95.18832
3140-3650 Spencer Highway | Pasadena, TX 77504

CENTER SIZE: 186,732 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	18,210	151,445	299,202
	6,528	47,632	96,809
	\$51,400	\$59,535	\$63,117

Retail space for lease located at the SW corner of Spencer Hwy (49,000 VPD) & Burke Rd. (14,000 VPD) 8 miles SE of downtown Houston

High trafficked shopping center with Kroger drawing an average of 20,000+ customers/week

Located adjacent to the 345-bed Bayshore Medical Center with nearly 2,000 employees

Surrounded by a dense population of 151,000+ residents within 3 miles

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AVAILABLE SPACE

04	2,181 SF
06	1,000 SF
11	5,000 SF
13A	1,754 SF

CURRENT RETAILERS

FUEL	Kroger Fuel Center	1 SF
01	Kroger	62,666 SF
02	Houston Stair Parts	1,000 SF
03	KC's Threading & Salon	1,500 SF
05	DS Liquor	1,500 SF
07	Rainbow	6,500 SF
09	GNC	1,400 SF
10	L. T. Nails	1,000 SF
12	Smoothie King	1,400 SF
13	AT&T	1,846 SF
15	Castle Dental Center	3,500 SF
17	Laundryworks	4,149 SF
21	Memorial Hermann	19,278 SF
22	Burkes Outlet	24,508 SF
23	Vanguard XV Boutique	4,000 SF
24	Farmers Insurance	2,800 SF
25	Tacos Y Hamburguesas al Carbon	1,400 SF
26	Liberty Tax Service	1,242 SF
26A	VINA Cleaners	3,108 SF
27	Octapharma	14,000 SF
29	Petco	15,000 SF
30	Chick-fil-A	5,000 SF

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