



Houston-The Woodlands-Sugar Land, TX  
**BELTWAY SOUTH**

29.602648, -95.21474  
 11601-11799 S. Sam Houston Pkwy. E. | Houston, TX 77089

**CENTER SIZE:** 107,174 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	17,620	110,030	258,185
🏠	6,443	36,535	86,415
💰	\$64,169	\$71,650	\$78,398

Retail space for lease highly visible from 112,000+ VPD on Sam Houston Tollway

Shopping center anchored by recently remodeled Kroger along with top national brands including Petco, Cato, GNC and Subway

Surrounded by a dense population of 110,000+ within a 3-mile radius

Pad Sites available

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**AVAILABLE SPACE**

03 3,225 SF

**PAD OPPORTUNITIES**

OUT 4,500 SF

**CURRENT RETAILERS**

FUEL	Current Retailers	Area (SF)
	Kroger Fuel Center	
01	Dragon Buffet	1,500 SF
02	La Monarca	1,750 SF
04	Nail & Tan 2000	1,200 SF
05	Petco	6,400 SF
06	Great Clips	1,200 SF
07	Liquor Depot	2,000 SF
08	GNC	1,200 SF
09	Cato	5,000 SF
10	Kroger	64,822 SF
11	State Farm	1,600 SF
12	Check 'n Go	2,000 SF
13	Subway	2,000 SF
14	Colbert Ball Tax Service	1,050 SF
15	Peachee Cleaners	2,800 SF
16	Bayou City Dental	1,700 SF
17	Wells Fargo	2,450 SF
18	Jack in the Box	2,681 SF
19	KFC	2,596 SF

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