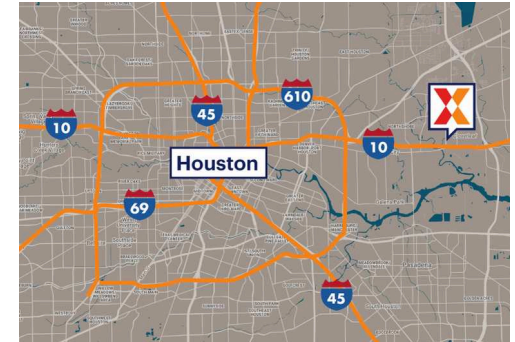




Houston-The Woodlands-Sugar Land, TX
NORTHSHORE

29.772411, -95.18736
 1122-1258 Uvalde | Houston, TX 77015

CENTER SIZE: 223,954 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	11,501	91,634	175,442
🏠	3,193	27,595	52,045
💰	\$48,328	\$57,748	\$59,070

Retail space for lease located North of I-10 (184,000 VPD) at the intersection of Uvalde Rd (26,000 VPD); 11 miles East of downtown Houston

Densely populated area with 91,000+ within a 3-mile radius and an average income of \$57,000+

Daytime demos in excess of 89,000 ppl within 3 miles. due to the large industrial park just south Northshore

Sellers Bros.-anchored shopping center with a strong lineup of national tenants including Melrose, Conn's, Dollar Tree and Rent-A-Center, drawing 4,500 visits/day and over 1.6M annual visits

Located across I-10 from the new development with The Home Depot and Academy Sports + Outdoors

Adjacent to the East Houston Regional Medical Center

Pad sites available

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AVAILABLE SPACE

II-01A	3,000 SF	22	2,356 SF
II-18A	2,100 SF		
12	7,180 SF		
13	9,360 SF		
21	1,836 SF		

CURRENT RETAILERS

II-01	Panda Express	2,275 SF
II-01B	World Finance	1,204 SF
II-02	Red Wing Shoes	2,600 SF
II-04	ManCave Cutz	1,300 SF
II-05	Vision Max	3,250 SF
II-06	Hobo's Sandwich Shop	1,625 SF
II-07	IHOP	4,552 SF
II-08	Office Depot	29,066 SF
II-09	Leslie's Swimming Pool Supplies	3,200 SF
II-10	NOY Siempre	2,000 SF
II-11	Rudolph Chiropractic	1,100 SF
II-12	Dentist	2,400 SF
II-13	WIC Program	4,200 SF
II-16	Nova Healthcare	10,200 SF
II-17	Women's Care Center	4,918 SF
II-18	DaVita Dialysis	9,500 SF
II-19	Taco Cabana	3,324 SF
01	FedEx Office	6,000 SF
03	Ace Cash Express	1,200 SF
04	The Smile Store	3,600 SF
06A	Conn's	41,920 SF
09B	Sally Beauty Supply	1,600 SF
09C	Melrose	10,000 SF
10	Shingley Do-Nuts	2,000 SF
12A	Dollar Tree	11,672 SF
14	Rent-A-Center	4,239 SF
17	Sellers Bros.	27,134 SF
18	Barber Shop	960 SF
19	Boost Mobile	961 SF
20	Agua Pura	1,200 SF



3033 - 02.13.25