

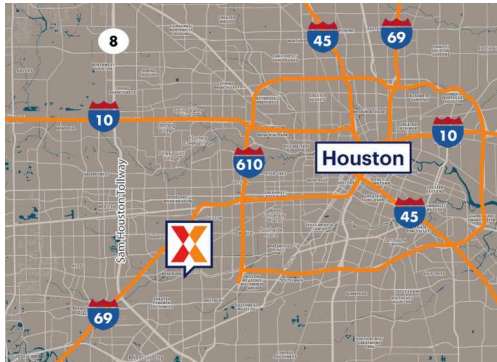


Houston-The Woodlands-Sugar Land, TX

**BRAESGATE**

29.6748, -95.5084  
9603-9701 Fondren | Houston, TX 77096

CENTER SIZE: 91,382 SF



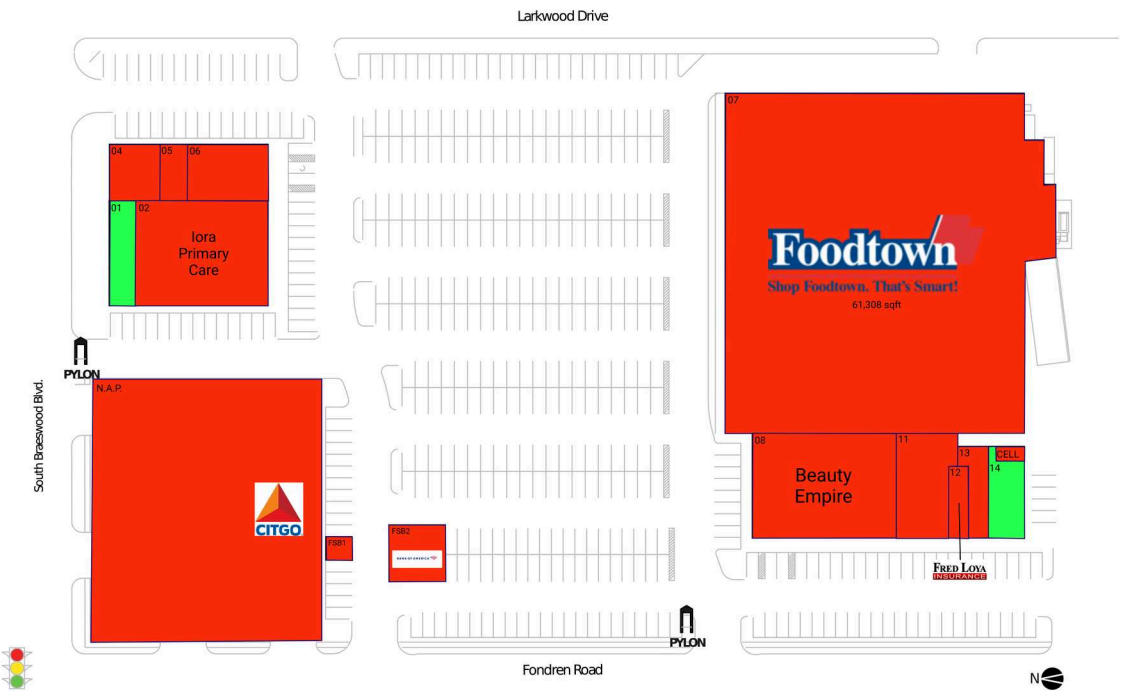
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	24,847	216,899	508,376
	9,520	77,323	190,616
	\$61,145	\$68,692	\$77,292

- Retail space for lease in Houston surrounded by a dense population of 216,000+ within a 3-mile radius
- Shopping center anchored by a highly trafficked Foodtown
- Strategically located in the major access hub for Southwest Houston with access to I-610, Hwy 69, Hwy 90, Fort Bend Toll Rd & Beltway 8
- High visibility on S Braeswood Blvd from 22,000+ vehicles daily and Fondren Rd from 20,090+ vehicles daily

Houston-The Woodlands-Sugar Land, TX

# BRAESGATE

29.6748, -95.5084  
9603-9701 Fondren | Houston, TX 77096



AVAILABLE SPACE

01	1,515 SF
14	1,648 SF

CURRENT RETAILERS

CELL	New Cingular Wireless	288 SF
FSB1	Watermill Express	250 SF
FSB2	Bank of America ATM	500 SF
N.A.P.	Citgo Gas Station	
02	Iora Primary Care	7,647 SF
04	Westwood Dental	1,584 SF
05	GGC Group Corporation	878 SF
06	MG Yabera	2,502 SF
07	Food Town	61,308 SF
08	Beauty Empire	8,800 SF
11	Magic Furniture	3,365 SF
12	Fred Loya Insurance	825 SF
13	Calberts Tax Service	1,310 SF

1406 - 02.12.25