



Houston-The Woodlands-Sugar Land, TX

BRAES HEIGHTS

29.705597, -95.43834
3737-3949 Bellaire Boulevard | Houston, TX 77025

CENTER SIZE: 99,820 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	21,952	187,884	483,221
🏠	8,767	87,332	222,415
💰	\$240,568	\$153,362	\$127,569

Retail space for lease located in Southside Place at the SE Corner of Bellaire Blvd (33,000 VPD) and Stella Link Rd. (17,300 VPD)

1.5 miles West of the Texas Medical Center which is the world's largest med center at more than 50M SF. This grouping of hospitals sees more than 8 million patients annually and employs 106,000 people. The Med Center is part of the 8th largest business district in the U.S.

Densely populated affluent customer base (187,000+ ppl within 3 mi. / \$240,000+ Avg HHI within 1 mi.)

Southside Place was ranked the 14th wealthiest location in Texas per capita (As of the 2010 Census)

In 2012 the *Houston Press* ranked the center the "Best Strip Mall - 2012"

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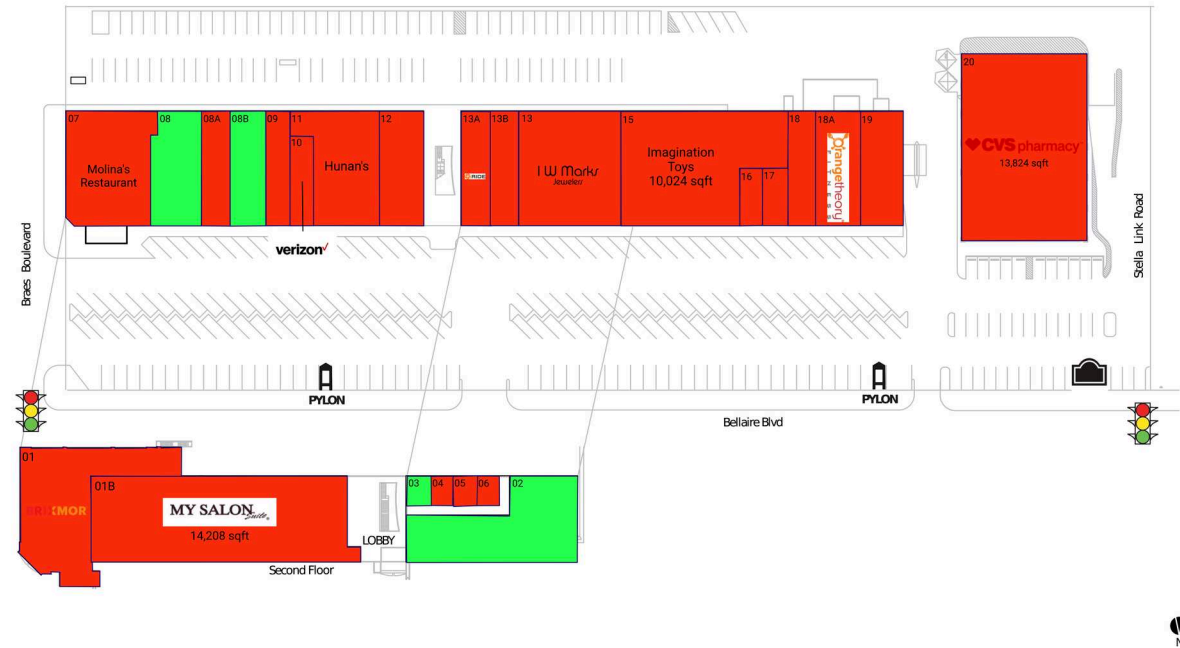
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AVAILABLE SPACE

02	7,456 SF
03	524 SF
08	5,002 SF
08B	1,399 SF

CURRENT RETAILERS

01	Brixmor Leasing	6,916 SF
01B	My Salon Suite	14,208 SF
04	Ticket Stop	345 SF
05	Eric's Car Care	340 SF
06	Michael Henry Inselmann	560 SF
07	Molina's Restaurant	5,600 SF
08A	Wild Birds Unlimited	1,599 SF
09	Antone's	1,747 SF
10	Verizon Wireless	1,280 SF
11	Hunan's	5,009 SF
12	Sessions Music	3,115 SF
13	I.W. Marks Jewelers	6,373 SF
13A	Ride Indoor Cycling	2,887 SF
13B	Urban Float	2,336 SF
15	Imagination Toys	10,024 SF
16	Braes Heights Barber Shop	800 SF
17	Dan's Vitamin House	900 SF
18	Pure Body Studio	1,935 SF
18A	Orangetheory Fitness	3,165 SF
19	River Oaks Cleaners	3,000 SF
20	CVS/pharmacy	13,824 SF



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