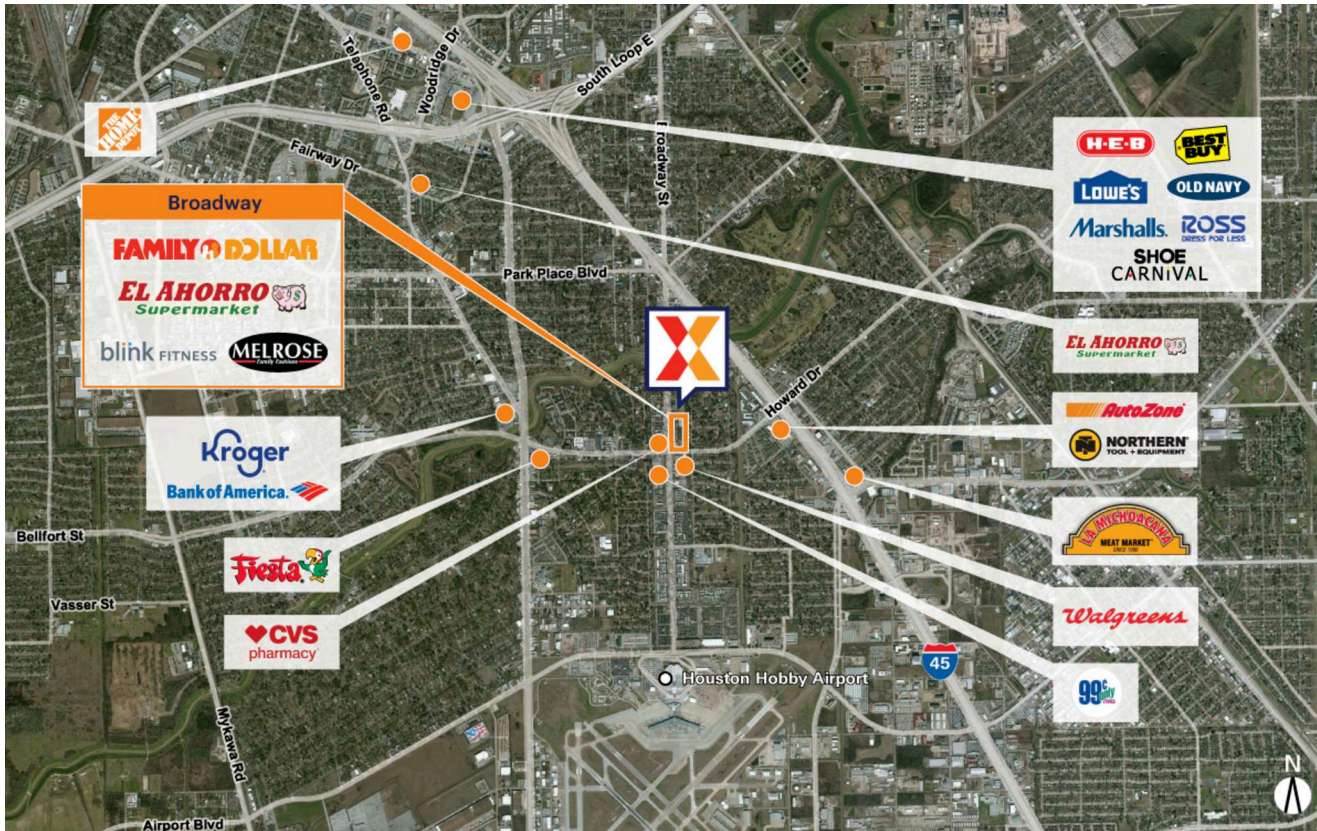




Houston-The Woodlands-Sugar Land, TX  
**BROADWAY**

29.6746, -95.277  
 8201 1/2 Broadway Blvd | Houston, TX 77061



**CENTER SIZE:** 76,142 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	24,197	125,273	338,981
🏠	7,903	37,664	103,577
💰	\$52,635	\$52,001	\$52,220

Located in one of Houston's densest markets surrounded by 125,000+ people within a 3-mile radius

Features a diverse mix of regional and national tenants including Blink Fitness, El Ahorro Supermarket, Family Dollar & Melrose

One of the few grocery-anchored centers in the area due to high barriers to entry with limited land available in this densely populated area

Strategically located on the major thoroughfare connecting Houston to the William P. Hobby Airport and I-45, the city's main north/south interstate

High visibility from 25,980+ vehicles daily on Broadway

Houston-The Woodlands-Sugar Land, TX  
**BROADWAY**

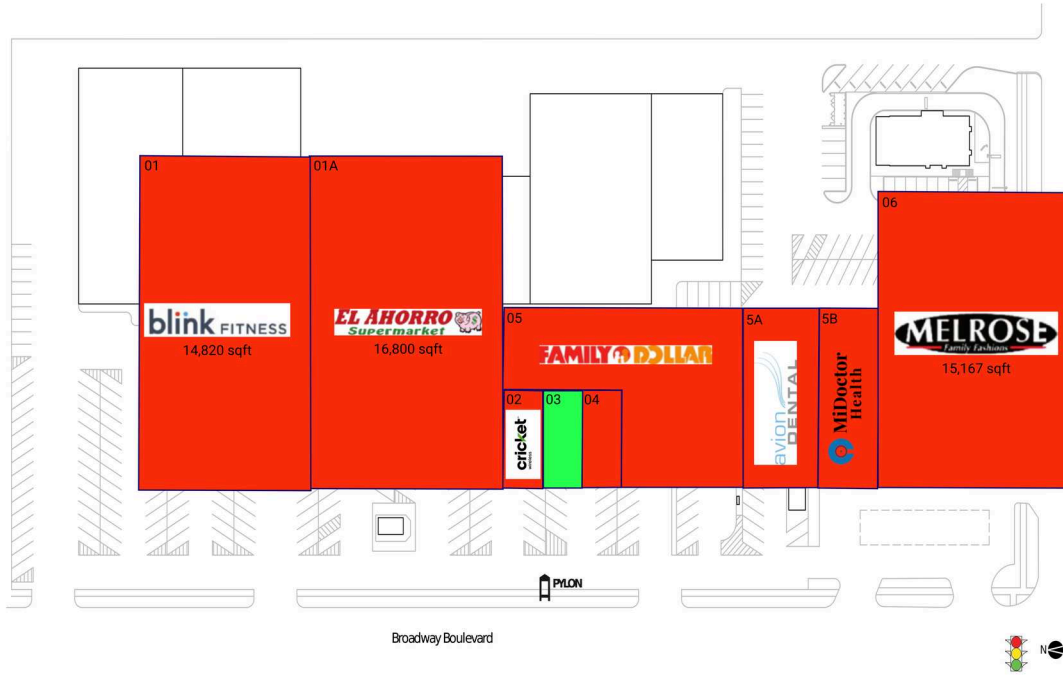
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AVAILABLE SPACE

03 1,000 SF

CURRENT RETAILERS

N.A.P.	Shell Gas Station	
01	Blink Fitness	14,820 SF
01A	El Ahorro Supermarket	16,800 SF
02	Cricket	1,000 SF
04	Charming Nails	1,000 SF
05	Family Dollar	8,200 SF
5A	Avion Dental	3,600 SF
5B	Mi Doctor	2,864 SF
06	Melrose	15,167 SF
07	Sun Washateria	7,189 SF
08	Pizza Hut	2,825 SF
09	AMTEX Auto Insurance	252 SF
10	Watermill Express	225 SF



1408 - 02.12.25