

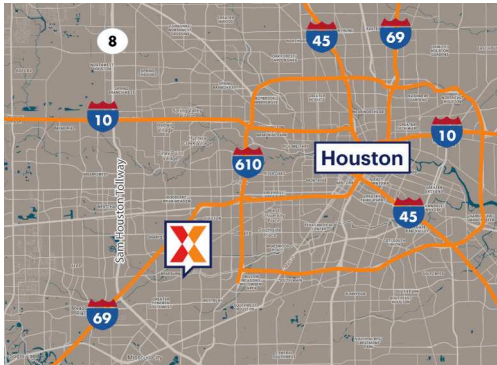
Braesgate

Houston-Pasadena-The Woodlands, TX

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



Center Size: 91,982 SF



Demographics	1 Mile	3 Mile	5 Mile
	28,669	217,302	515,772
	10,496	78,807	196,675
	\$73,409	\$83,793	\$91,657

High visibility from 26K+ vehicles daily on S Braeswood Blvd and 24K+ vehicles daily on Fondren Rd (Kalibrate 2022)

Anchored by Foodtown

Surrounded by a dense population of 217K+ within a 3-mile radius

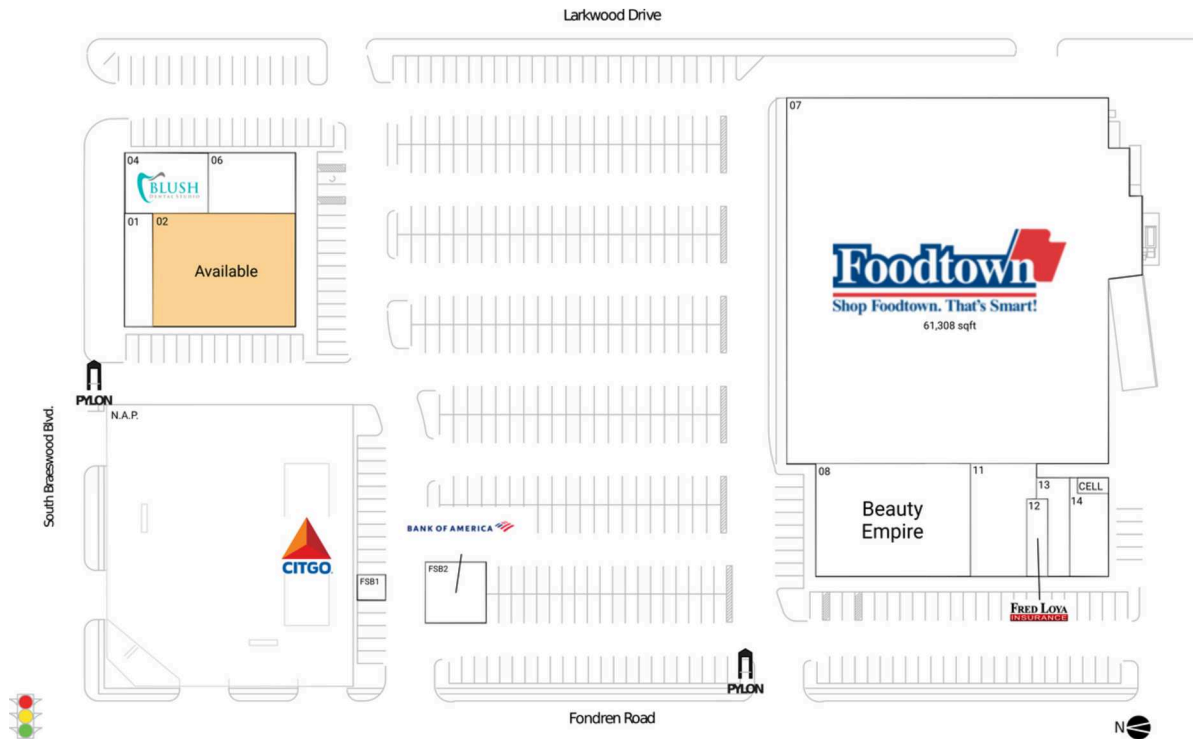
Adjacent to Fondren Middle School with 800+ students and near Houston Christian University with 4K+ students (NCES 2024, HCU 2024)

Access to Beltway 8, I-69 and I-610 within 3 miles

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Available Space

02 7,647 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	0 SF
01	Little Moo	2,115 SF
04	Blush Dental	2,462 SF
06	MG Yabera	2,502 SF
07	Food Town	61,308 SF
08	Beauty Empire	8,800 SF
11	Savannah Boxing Association and Youth Club	3,365 SF
12	Fred Loya Insurance	825 SF
13	Calberts Tax Service	1,310 SF
14	Fork and Flavor Catering	1,648 SF

1406