

Beltway South

Houston-The Woodlands-Sugar Land, TX

29.6026, -95.2147
11601-11799 S. Sam Houston Pkwy. E. | Houston, TX 77089



Center Size: 107,174 SF



Demographics	1 Mile	3 Mile	5 Mile
	16,202	109,039	253,028
	5,873	35,661	85,515
	\$70,717	\$79,565	\$87,025

Retail space for lease highly visible from 112,000+ VPD on Sam Houston Tollway

Shopping center anchored by recently remodeled Kroger along with top national brands including Petco, Cato, GNC and Subway that draws an estimated 7,900 visits/day and over 2.8M visits/year (based on Creditnell)

Surrounded by a dense population of 109,000+ within a 3-mile radius

Pad Sites available

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Available Space

03	3,225 SF
06	1,200 SF
12	2,000 SF
15	2,800 SF

Pad Opportunities

OUT Drive-thru	4,500 SF/0.1
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Current Retailers

FUEL	Kroger Fuel Center	0 SF
01	Dragon Buffet	1,500 SF
02	La Monarca	1,750 SF
04	Nail & Tan 2000	1,200 SF
05	Petco	6,400 SF
07	Liquor Depot	2,000 SF
08	GNC	1,200 SF
09	Cato	5,000 SF
10	Kroger	64,822 SF
11	State Farm	1,600 SF
13	Subway	2,000 SF
14	Shyla Brows & Lashes	1,050 SF
16	Bayou City Dental	1,700 SF
17	Wells Fargo	2,450 SF
18	Jack in the Box	2,681 SF
19	KFC	2,596 SF

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