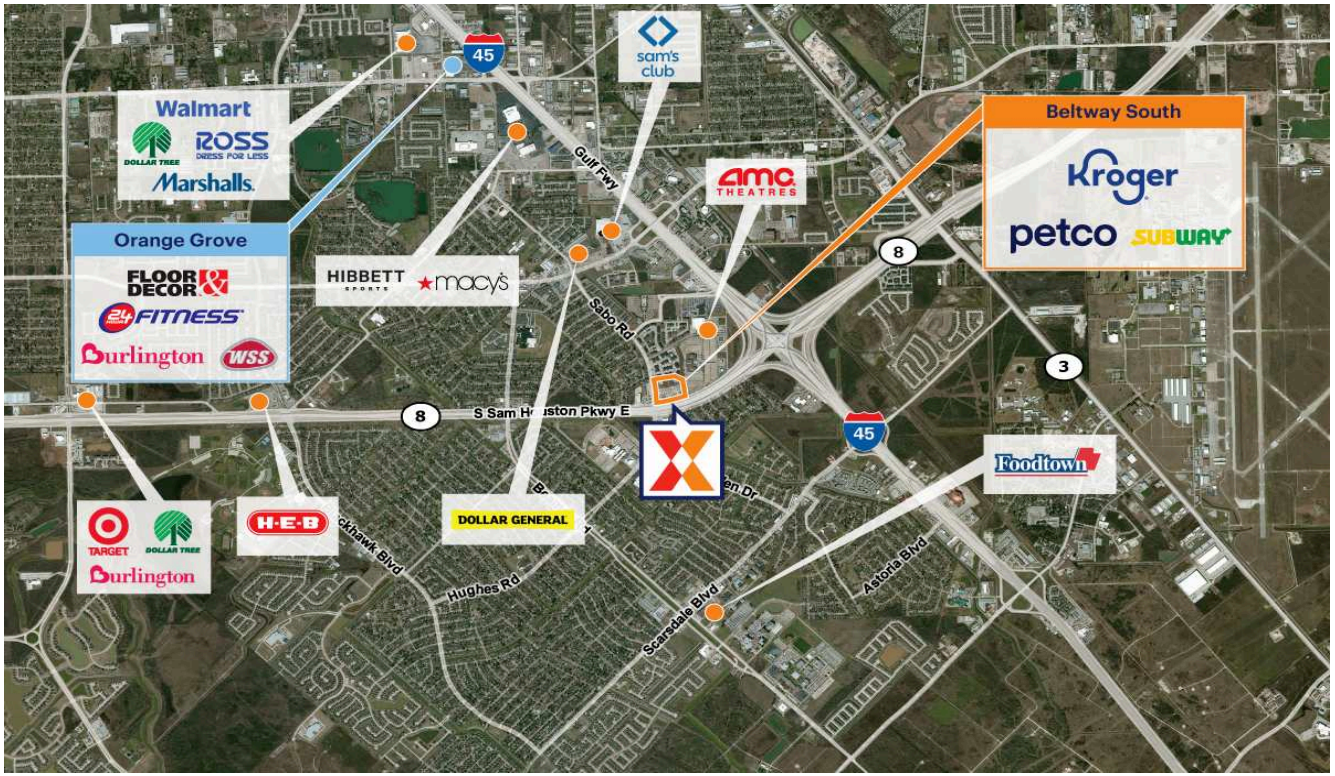
# Beltway South

Houston-Pasadena-The Woodlands, 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 |
|---|---|---|---|
| | 16,241 | 107,704 | 252,058 |
| | 5,885 | 35,250 | 85,228 |
| | $78,560 | $90,807 | $97,935 |

High visibility from 77K+ vehicles daily on Sam Houston Tollway (Kalibrate 2020)

Kroger-anchored center with strong national retailers such as Petco, GNC & Subway

Surrounded by a dense population of 107K+ residents within a 3-mile radius

Kroger remodeled their store in 2023 to their first-of-its-kind Hispanic concept store that caters to the local community

Proximity to William P. Hobby Airport with 4.7M+ passengers annually (FAA 2023) and Ellington Field Joint Reserve Base with 2.7K+ employees (TX Comptroller 2023)

Pad Site available



**John Contes** (214) 618-6501 | john.contes@brixmor.com | BRIXMOR.com

# Beltway South

Houston-Pasadena-The Woodlands, TX

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

## Available Space

| | |
|---|---|
| 03 | 3,225 SF |
| 06 | 1,200 SF |
| 15 | 2,800 SF |
| 17 | 2,450 SF |

## Current Retailers

| | | |
|---|---|---|
| FUEL | Kroger Fuel Center | 0 SF |
| OUT | Future Lease | 4,500 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 |
| 12 | Little Pandas Pediatric Urgent Care | 2,000 SF |
| 13 | Subway | 2,000 SF |
| 14 | Shyla Brows & Lashes | 1,050 SF |
| 16 | Bayou City Dental | 1,700 SF |
| 18 | Jack in the Box | 2,681 SF |
| 19 | KFC | 2,596 SF |



BRIXMOR

**John Contes** (214) 618-6501 | john.contes@brixmor.com | BRIXMOR.com