

FOR LEASE | South Day Retail Center



2445 S DAY ST, BRENHAM, TX 77833

PROPERTY DESCRIPTION

High traffic, retail lease space with easy access to Hwy 290 and Hwy 36 S. 4617 SF retail center featuring 798 SF of retail space available. Property is across from HEB on S Day, across Hwy 290 from Walmart and adjacent to Specs & Walgreens. National retailers in close proximity. Large open space in front with separate room and restroom in back part of the lease space.

PROPERTY HIGHLIGHTS

- ▶ 798 RSF
- ▶ HIGH TRAFFIC AREA (16500-20000+ VPD)
- ▶ EASY ACCESS TO HWY 290 & HWY 36
- ▶ SEVERAL NATIONAL RETAILERS SURROUNDING PROPERTY
- ▶ ABUNDANT PARKING
- ▶ NNN LEASE, TENANT PAYS ALL UTILITIES

OFFERING SUMMARY

Lease Rate:	\$17.25 SF/yr (NNN)
Number of Units:	3
Available SF:	798 SF
Building Size:	4,617 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,665	4,882	6,763
Total Population	3,511	11,600	16,482
Average HH Income	\$56,813	\$63,441	\$63,907

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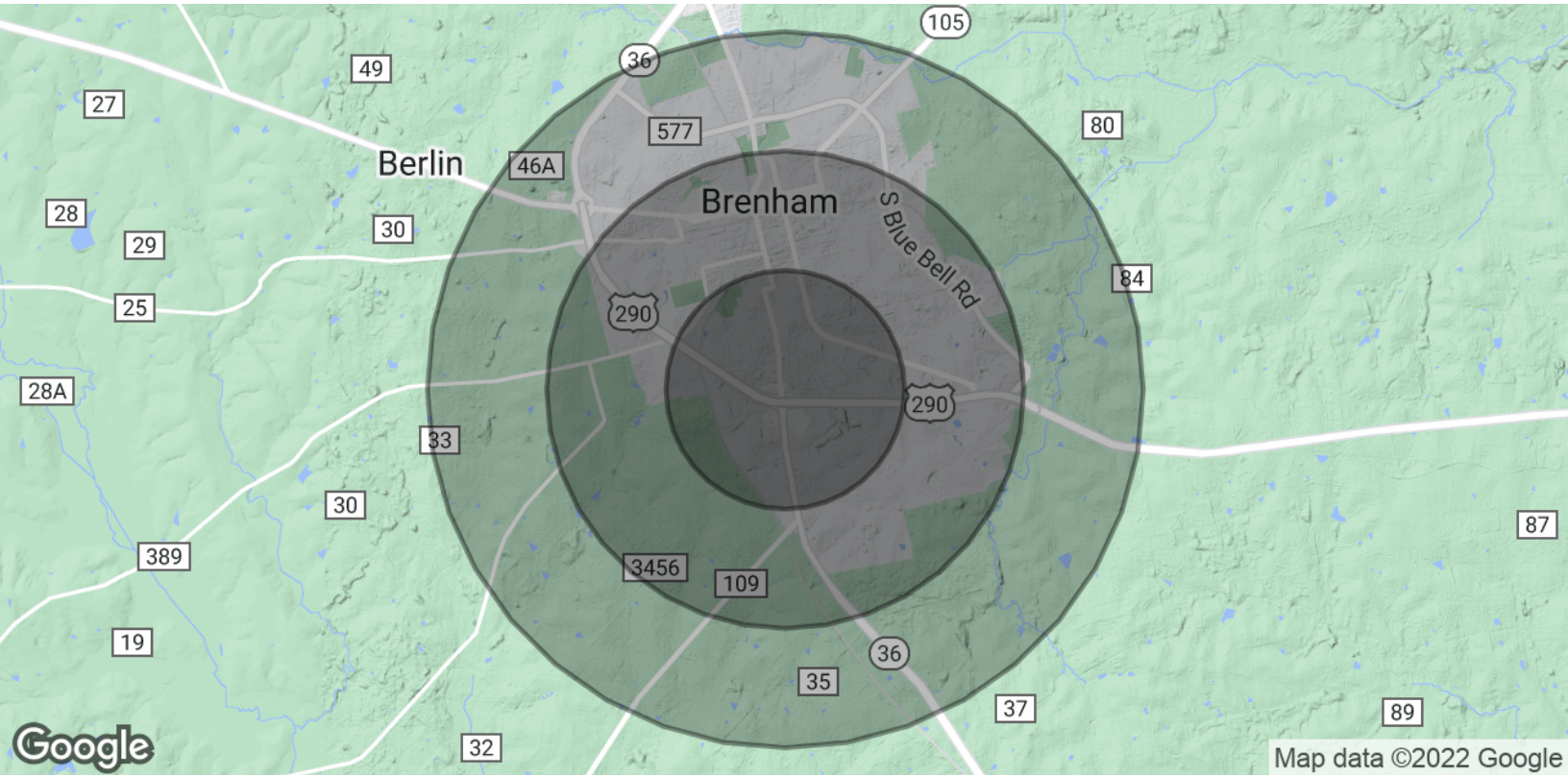
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,511	11,600	16,482
Average Age	40.9	38.7	38.8
Average Age (Male)	42.9	36.6	37.4
Average Age (Female)	42.9	41.2	41.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,665	4,882	6,763
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$56,813	\$63,441	\$63,907
Average House Value	\$177,420	\$171,948	\$172,182

* Demographic data derived from 2020 ACS - US Census

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