

FOR LEASE

RETAIL PROPERTY

PROPERTY SUMMARY

10906-10908 BEAMER RD

HOUSTON, TX 77089



PROPERTY DESCRIPTION

There are 36-60 month lease options, depending on the tenant's creditworthiness. The tenant is responsible for all utilities, property taxes, insurance, CAM, and HVAC. CAM, tax, and insurance are \$3.00/sf/yr.

LOCATION DESCRIPTION

Less than 1 mile from two major thoroughfares, Beltway 8, via Beamer, and 45-South, via Fuqua. Adjacent to O'Reilly's. An intermediate school and residential area are within walking distance.

SPACES

10906 Beamer Rd

LEASE RATE

\$18.00 SF/yr

SPACE SIZE

1,000 SF

10908 Beamer Rd

\$18.00 SF/yr

2,000 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

6,803

41,865

83,693

Total Population

18,998

130,340

251,031

Average HH Income

\$75,347

\$91,157

\$92,752



EXCELLENCE

Each office independently owned and operated

LINDSEY SHARP

Realtor

832.715.8343

lsharp@remax.net

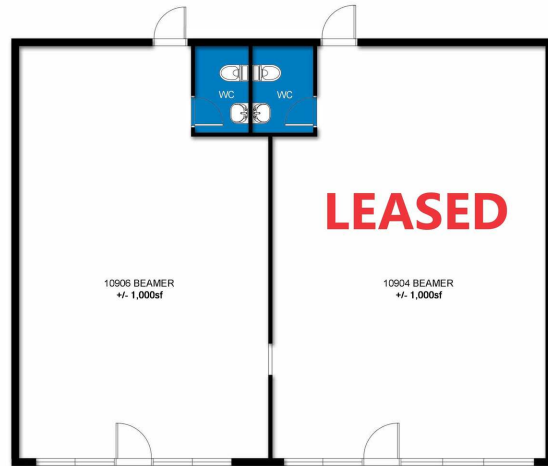
TX #728092

1001 W. Baker Rd, #100, Baytown, TX 77521 remaxcommercial.com

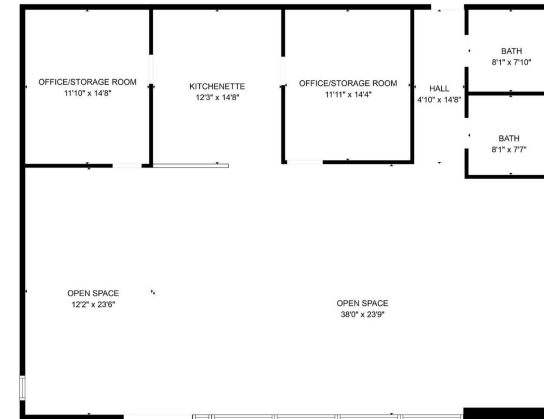
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Total Square Footage: +/- 2,000sf



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,000 - 2,000 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10906 Beamer Rd	Available	1,000 SF	NNN	\$18.00 SF/yr	Remodeled space in a neighborhood shopping center, ready for lease! The tenant is responsible for all utilities, property taxes, insurance, CAM, and HVAC. CAM, tax, and insurance are \$3.00/sf/yr.
10908 Beamer Rd	Available	2,000 SF	NNN	\$18.00 SF/yr	This end-cap unit is closest to Beamer and has a kitchenette, large open space, two office/storage areas, and two restrooms. The tenant is responsible for all utilities, property taxes, insurance, CAM, and HVAC. CAM, tax, and insurance are \$3.00/sf/yr.



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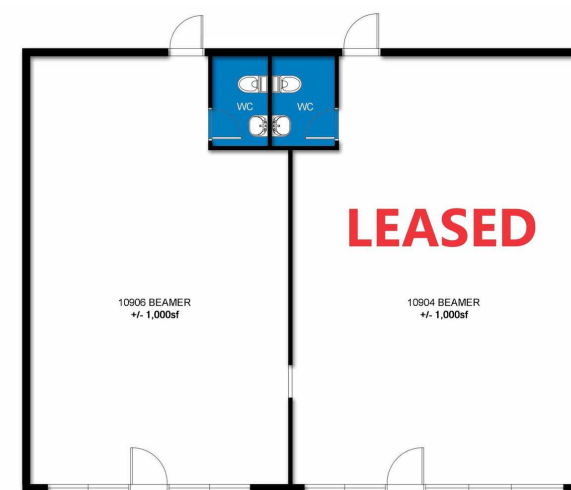
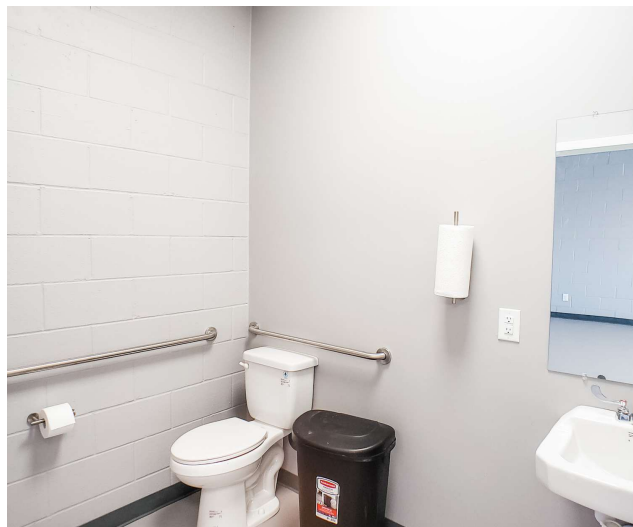
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ADDITIONAL PHOTOS

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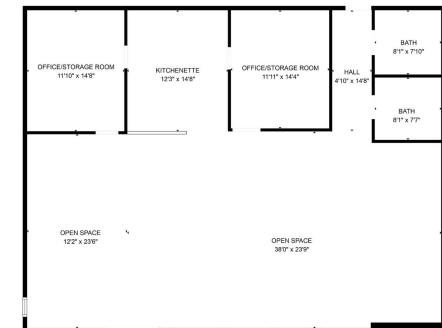
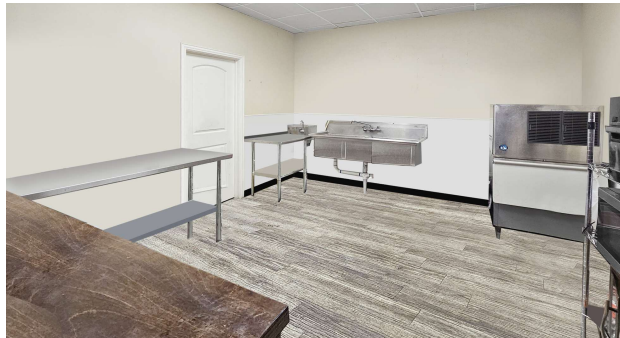
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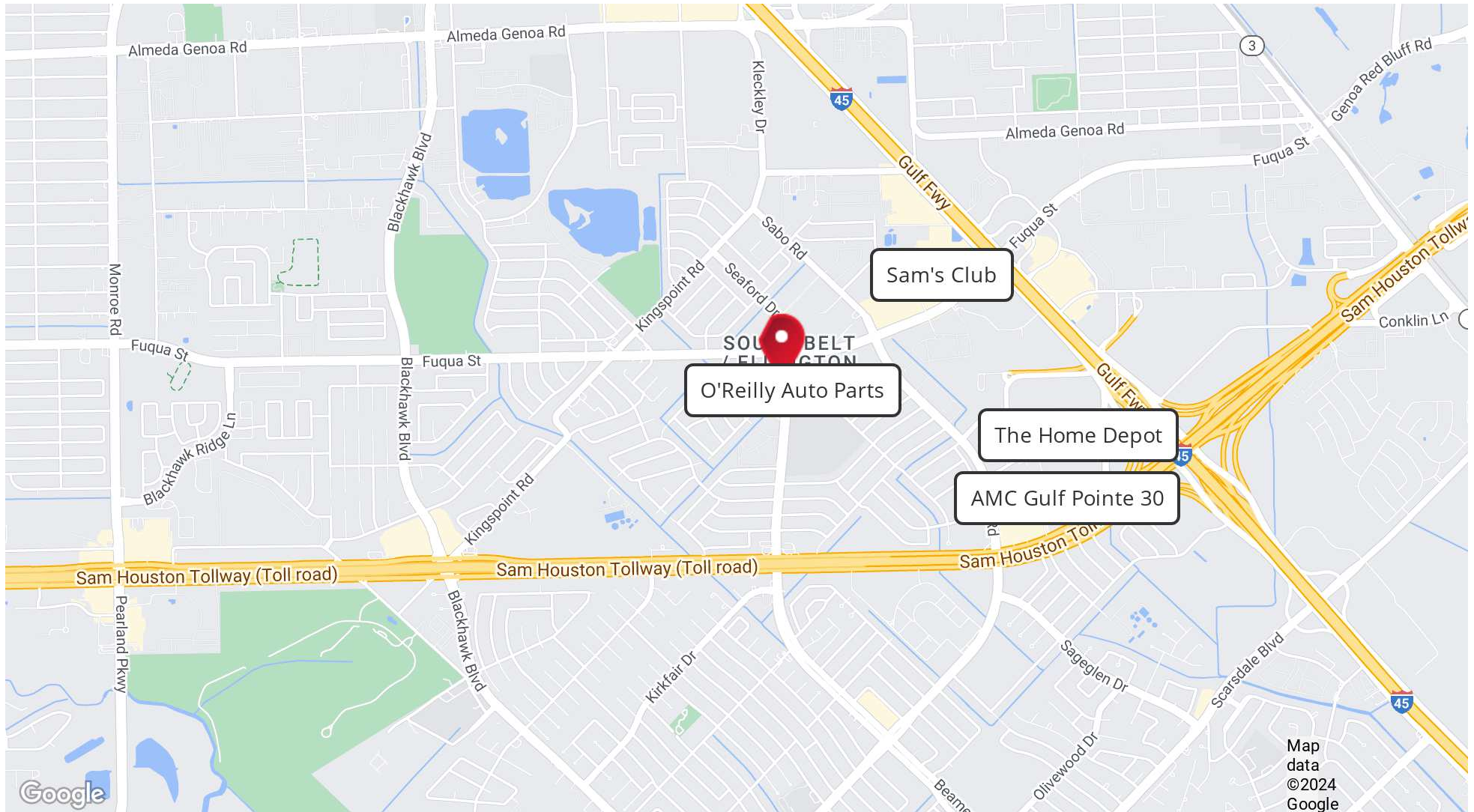
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LOCATION MAP

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,998	130,340	251,031
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,803	41,865	83,693
# of Persons per HH	2.8	3.1	3
Average HH Income	\$75,347	\$91,157	\$92,752
Average House Value	\$213,211	\$239,828	\$258,032

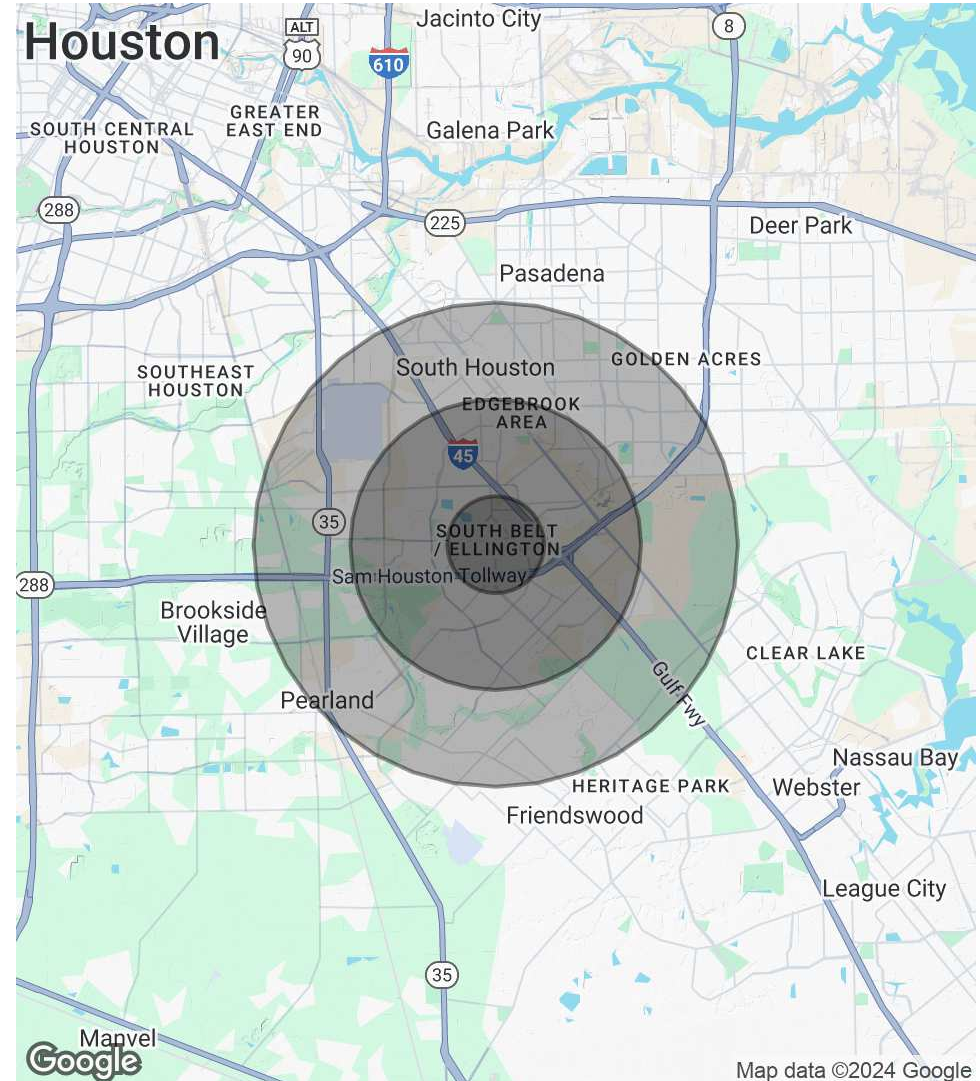
ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	55.6%	62.4%	61.7%

RACE

	1 MILE	3 MILES	5 MILES
% White	24.9%	25.9%	31.2%
% Black	22.1%	15.1%	12.4%
% Asian	9.4%	9.6%	7.8%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	1.3%	1.1%	1.1%
% Other	20.5%	24.0%	23.8%

Demographics data derived from AlphaMap



Map data ©2024 Google



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