

For Lease

45 AT COLLEGE SHOPPING CENTER

9247-9333 GULF FREEWAY, HOUSTON, TX 77017

SILVESTRI
— INVESTMENTS —



OFFERING SUMMARY

Available SF: 2,637 SF

Lease Rate: Call For Rates

Lot Size: 3.21 Acres

Year Built: 1975

Building Size: 36,240 SF

Market: South Houston

PROPERTY OVERVIEW

The 45 @ College Shopping Center is located in South Houston on the Northbound frontage road of I-45 and College Ave.

PROPERTY HIGHLIGHTS

- Freeway Frontage Visibility
- Competitive Rental Rates
- Close proximity to Hobby Airport
- High Traffic Counts
- Dense Retail Corridor
- Duel Access for easy exit/entry to center from College Ave & Frontage Road
- Located on the North East Corner of College and Gulf Freeway Frontage

FOR INFORMATION CALL

P: 713.785.6272 or Email
Frontdesk@silvestriusa.com

Silvestri Investments
1215 Gessner Road,
Houston, Texas 77055
Silvestriusa.com

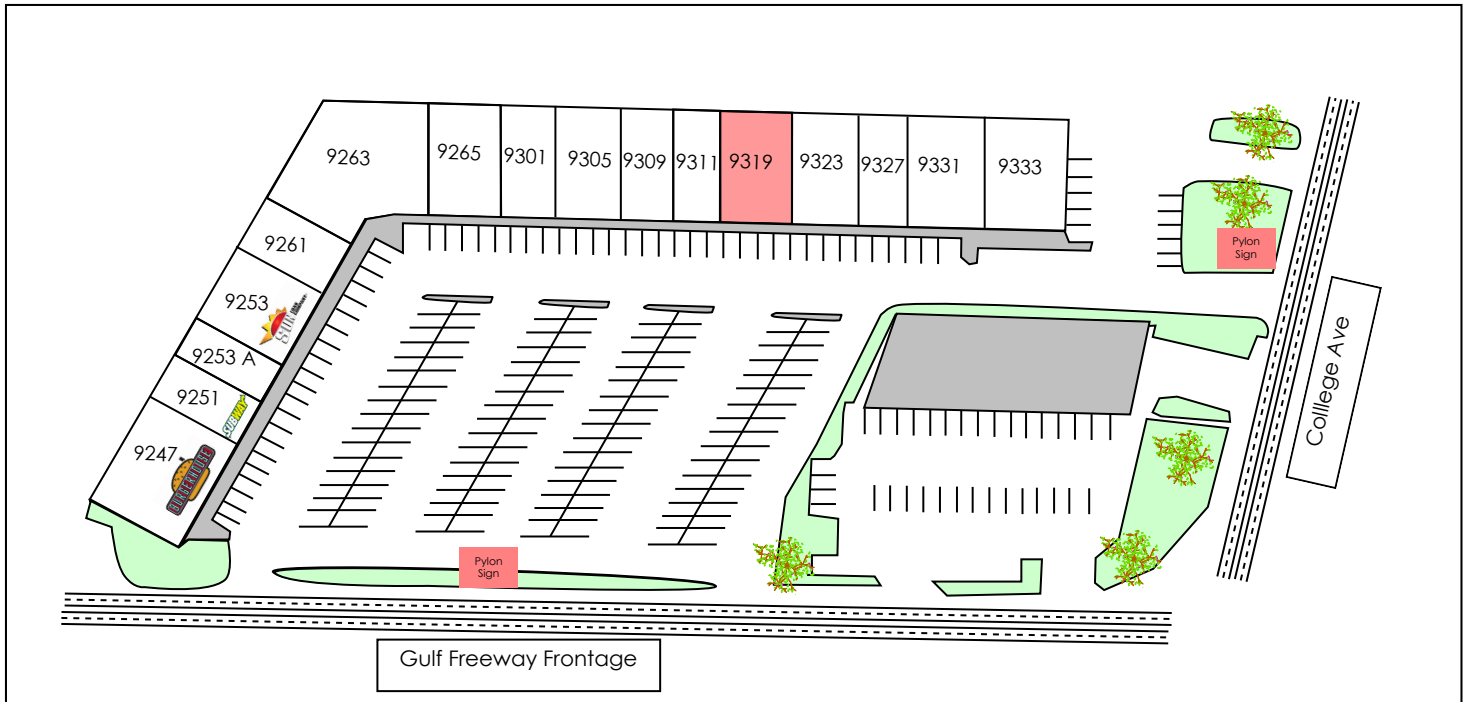
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CURRENT TENANTS

Building 1

9247	L&K Burger House	4,000 SF
9251	Subway	1,500 SF
9253	Sun Loan Company	2,585 SF
9253A	El Botanero	540 SF
9261	El Botanero	1,250 SF
9263	O Bar	5,689 SF
9265	Pendumlum South	4,250 SF
9301	Keystone Pharmacy	1,540 SF
9305	Game Room	2,800 SF
9309	UYL Color Supply	1,500 SF
9311	Pelon Inked Up	1,093 SF
9319	AVAILABLE	2,637 SF
9327	Elite Cuts	825 SF
9331	Acacia Body Scrub	1,700 SF
9333	Rancho's Taqueria	2,200 SF

Available Space

9319	AVAILABLE	2,637 SF
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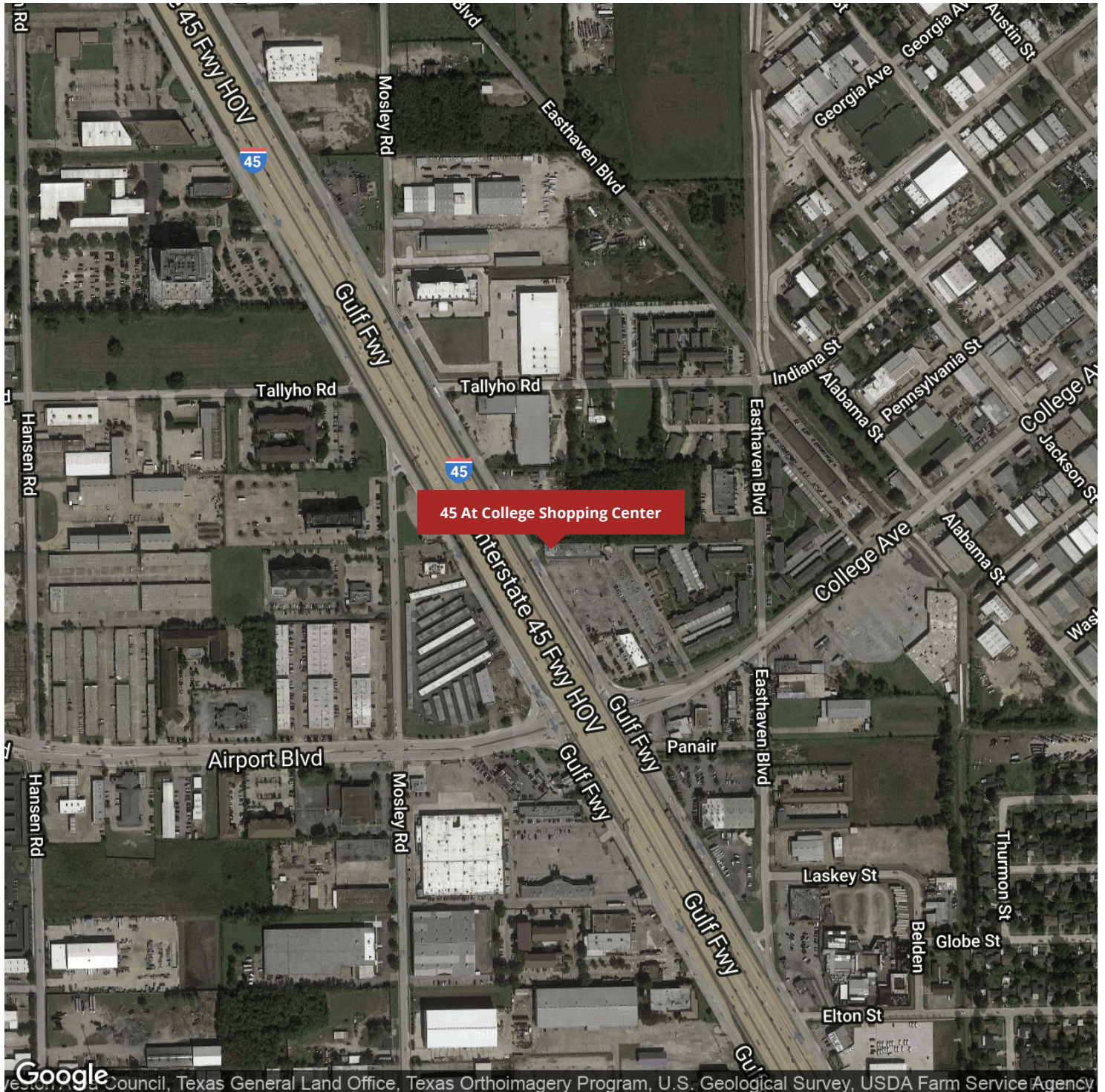
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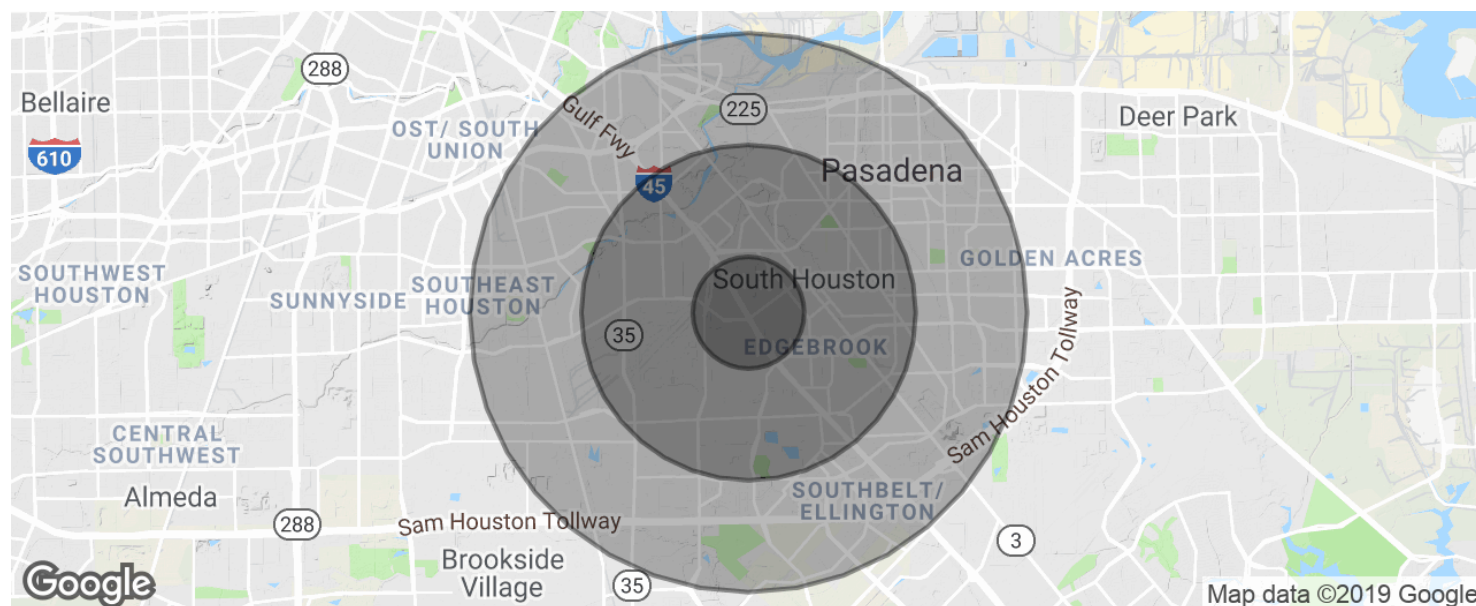
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,913	128,732	329,235
Median age	27.5	29.3	30.1
Median age (Male)	26.6	28.8	29.6
Median age (Female)	28.5	29.8	30.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,870	40,859	103,059
# of persons per HH	3.1	3.2	3.2
Average HH income	\$41,093	\$46,867	\$49,456
Average house value	\$108,108	\$99,296	\$104,878

* Demographic data derived from 2010 US Census

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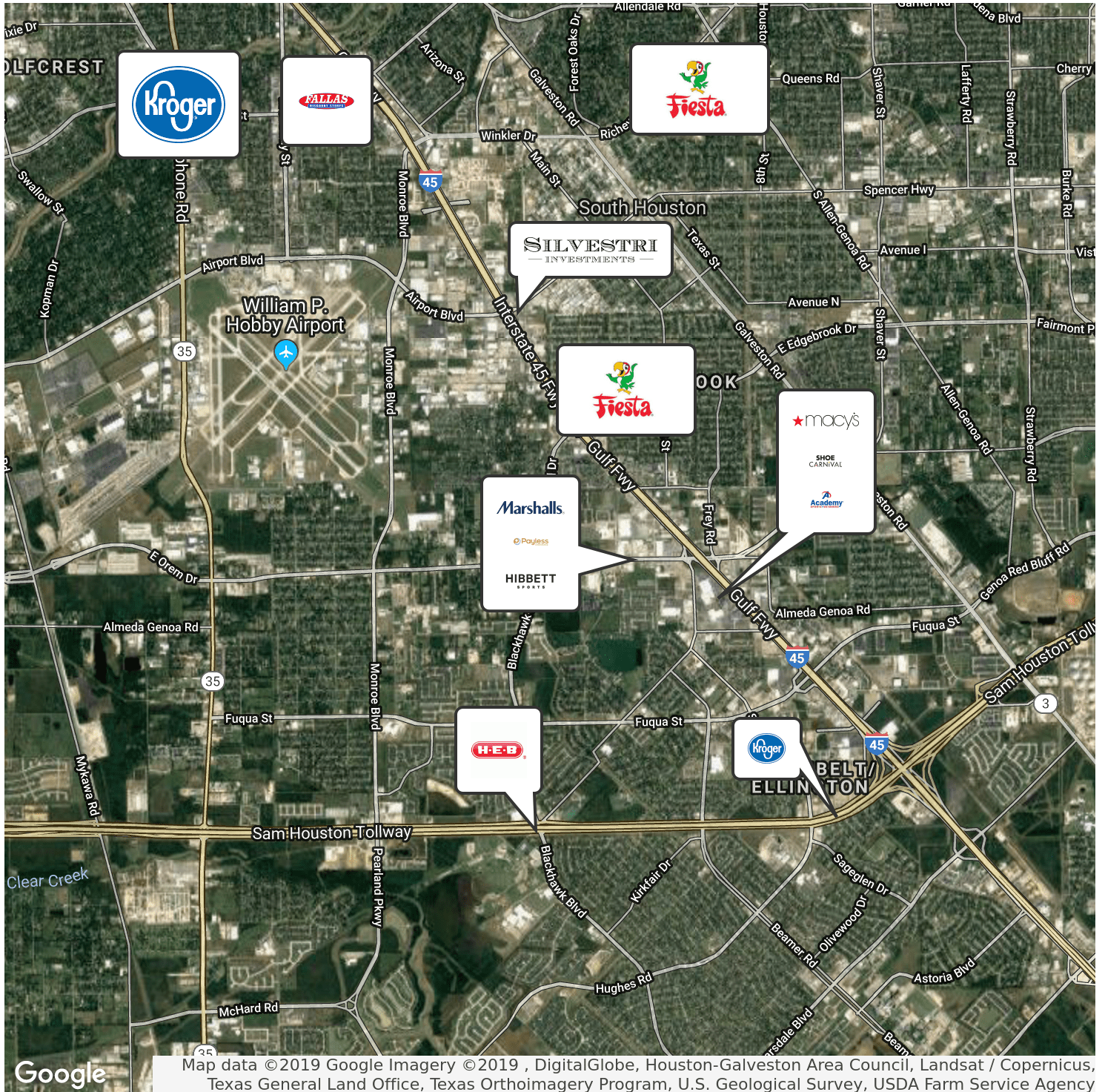
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