

For Lease

CROSBY SHOPPING CENTER

105 KENNINGS ROAD, CROSBY, TX 77532

SILVESTRI
— INVESTMENTS —



OFFERING SUMMARY

Lease Rate:	Call For Rates
Building Size:	57,769 SF
Available SF:	11,000 SF (Can Subdivide)
Lot Size:	4.65 Acres
Year Built:	1979
Market:	Crosby

PROPERTY OVERVIEW

The Crosby Shopping Center is anchored by Planet Fitness located in Crosby Texas where Fm 2100 and Hwy 90 intersect. Only minutes from downtown Crosby and Crosby High School. This shopping center has a mixture of National known Tenants and local businesses.

PROPERTY HIGHLIGHTS

- Planet Fitness Anchored
- New storefront available facing FM 2100 can be subdivided
- Close proximity to Newport Community a Master Plan Residential
- Easy Access from FM 2100 and Hwy 90
- Sufficient Parking for all Tenants
- National tenant presence

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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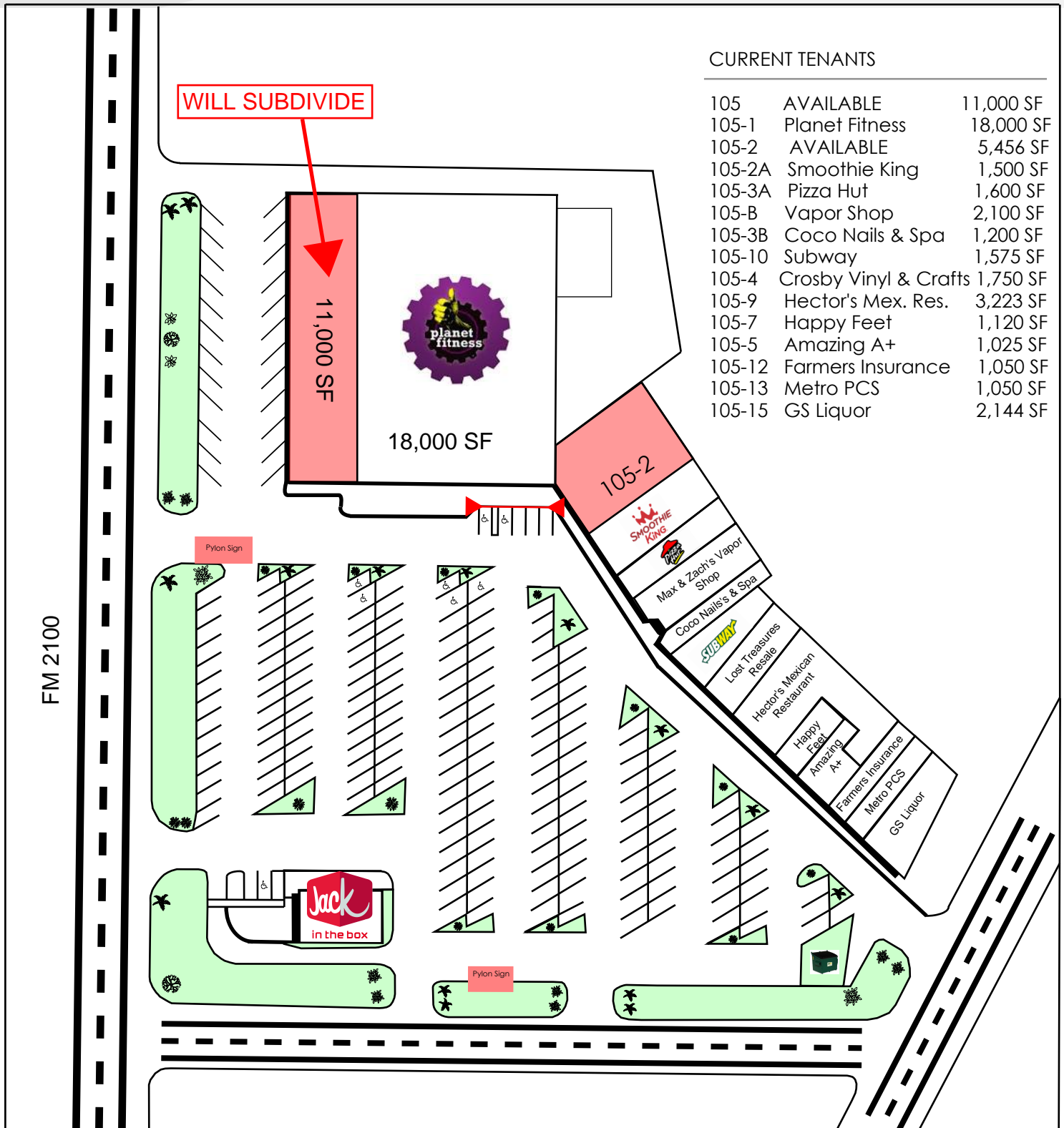
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CURRENT TENANTS

105	AVAILABLE	11,000 SF
105-1	Planet Fitness	18,000 SF
105-2	AVAILABLE	5,456 SF
105-2A	Smoothie King	1,500 SF
105-3A	Pizza Hut	1,600 SF
105-B	Vapor Shop	2,100 SF
105-3B	Coco Nails & Spa	1,200 SF
105-10	Subway	1,575 SF
105-4	Crosby Vinyl & Crafts	1,750 SF
105-9	Hector's Mex. Res.	3,223 SF
105-7	Happy Feet	1,120 SF
105-5	Amazing A+	1,025 SF
105-12	Farmers Insurance	1,050 SF
105-13	Metro PCS	1,050 SF
105-15	GS Liquor	2,144 SF



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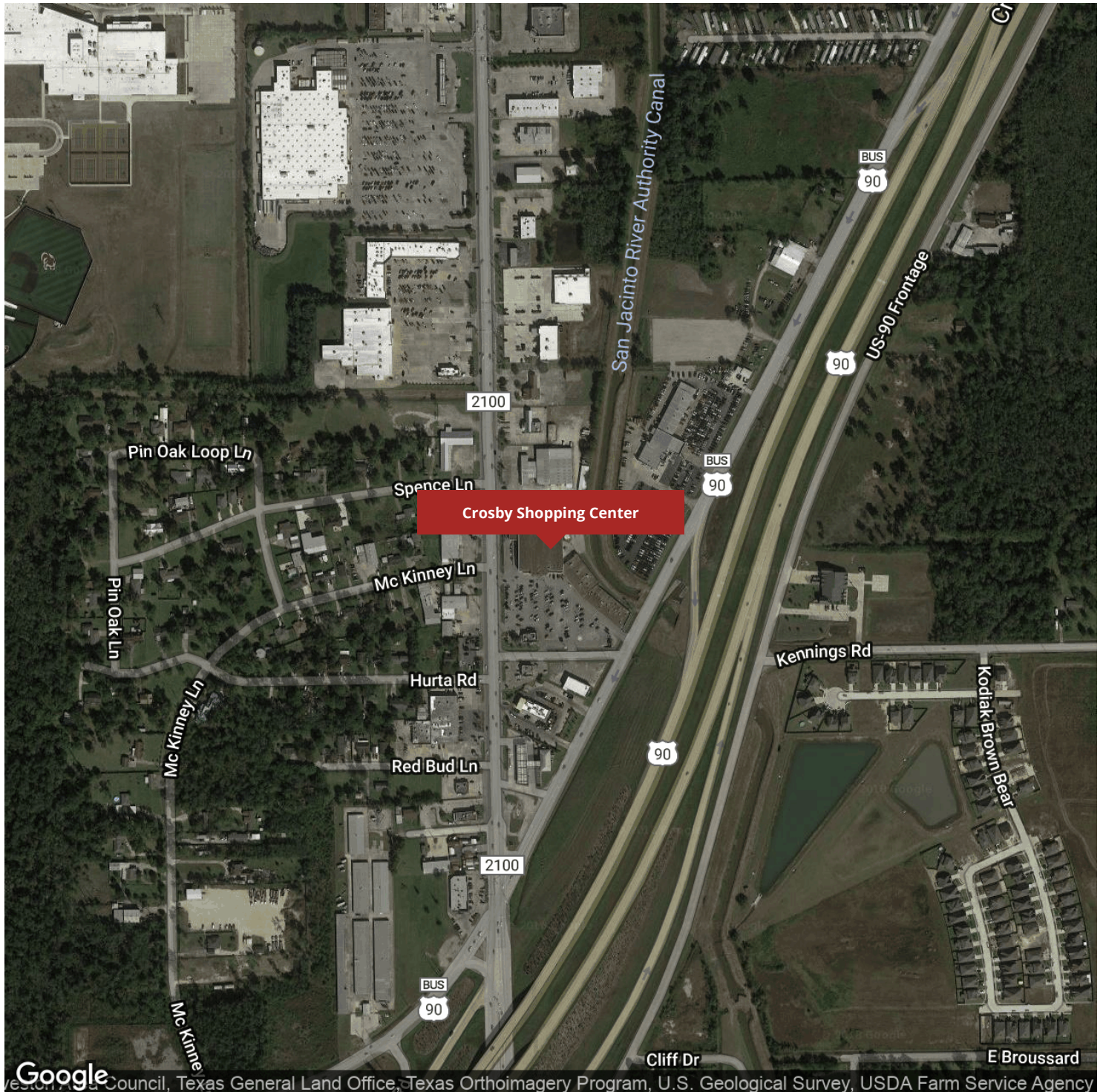
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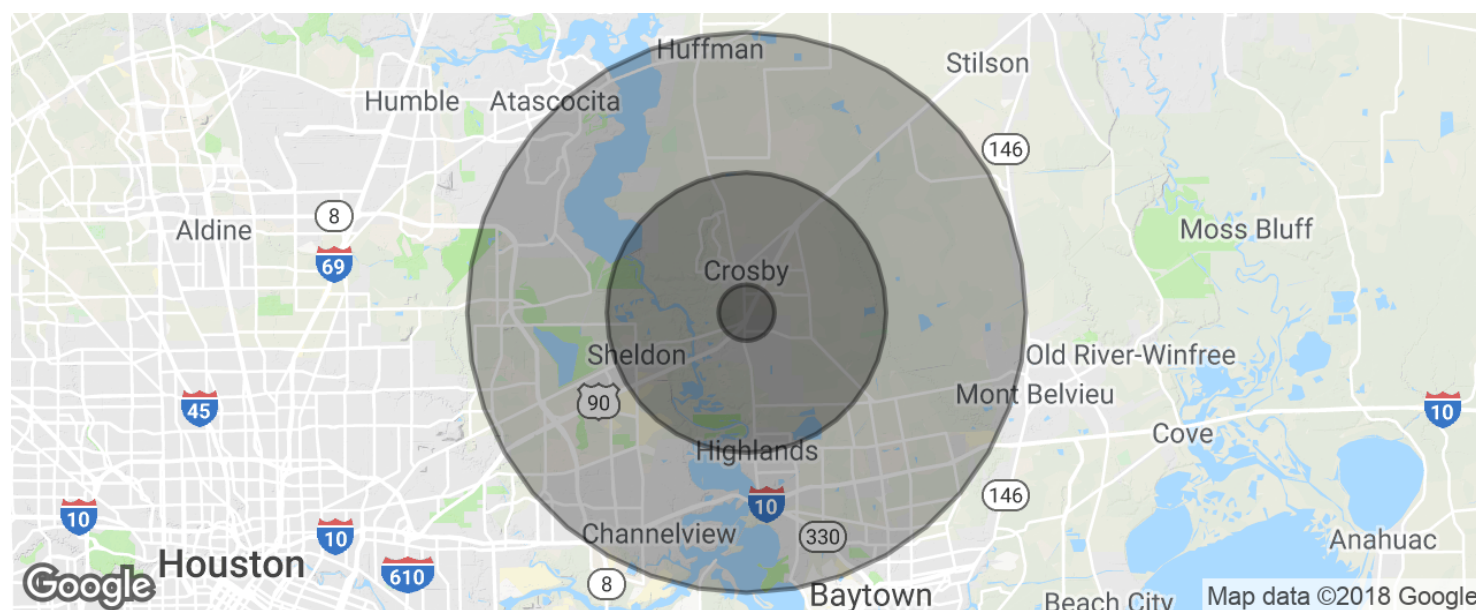
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	661	25,924	171,155
Median age	35.7	34.9	32.0
Median age (Male)	35.6	33.7	30.8
Median age (Female)	36.1	36.0	32.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	231	8,905	54,838
# of persons per HH	2.9	2.9	3.1
Average HH income	\$61,923	\$68,919	\$72,463
Average house value	\$136,951	\$123,300	\$118,868

* Demographic data derived from 2010 US Census

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