

For Lease

LYONS AVENUE SHOPPING CENTER

5800-5828 LYONS, HOUSTON, TX 77020

SILVESTRI
— INVESTMENTS —



OFFERING SUMMARY

Lease Rate: Call For Rates

Lot Size: 3.66 Acres

Building Size: 67,629 SF

Market: East Houston

PROPERTY OVERVIEW

Lyons Avenue Shopping Center located in the Greater 5th ward area of Houston just off of I-10. Accompanied by Fiesta and Rainbow Fashions , which is easily accessible from Lyons ave and its crossroad Shotwell Street. This area is surrounded by other National and Regional Retailers.

PROPERTY HIGHLIGHTS

- Great visibility from Lyons
- Easy access to shopping center
- Surrounded by dense neighborhoods
- Strong Hispanic Demographics
- Easy access to Downtown

FOR INFORMATION CALL

P:713.785.6272 or Email
Frontdesk@silvestriusa.com

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

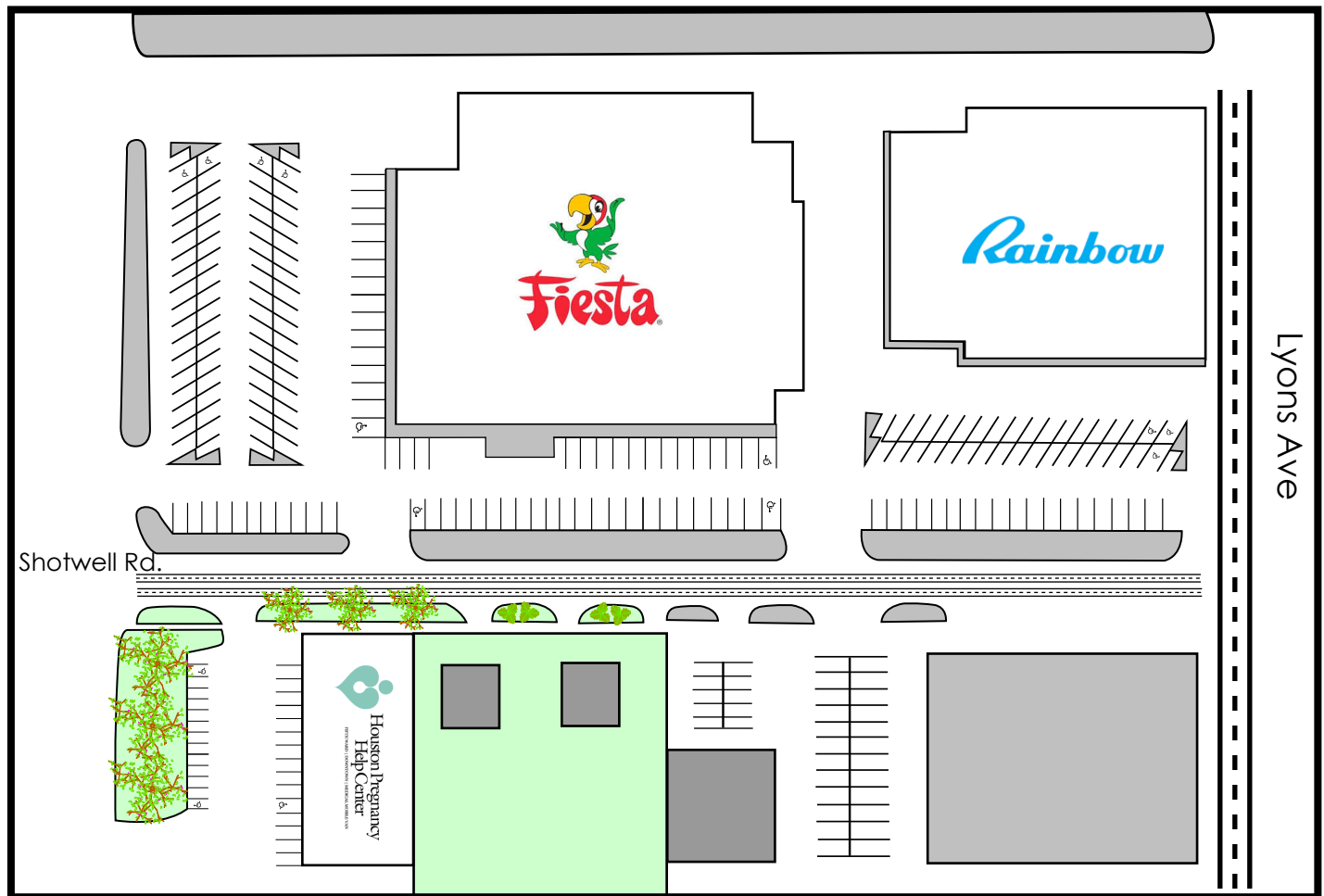
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CURRENT TENANTS

5800	Fiesta	40,641 SF
5828	Rainbow	22,488 SF

Shotwell Property

743	Houston Pregnancy Center	4,500 SF
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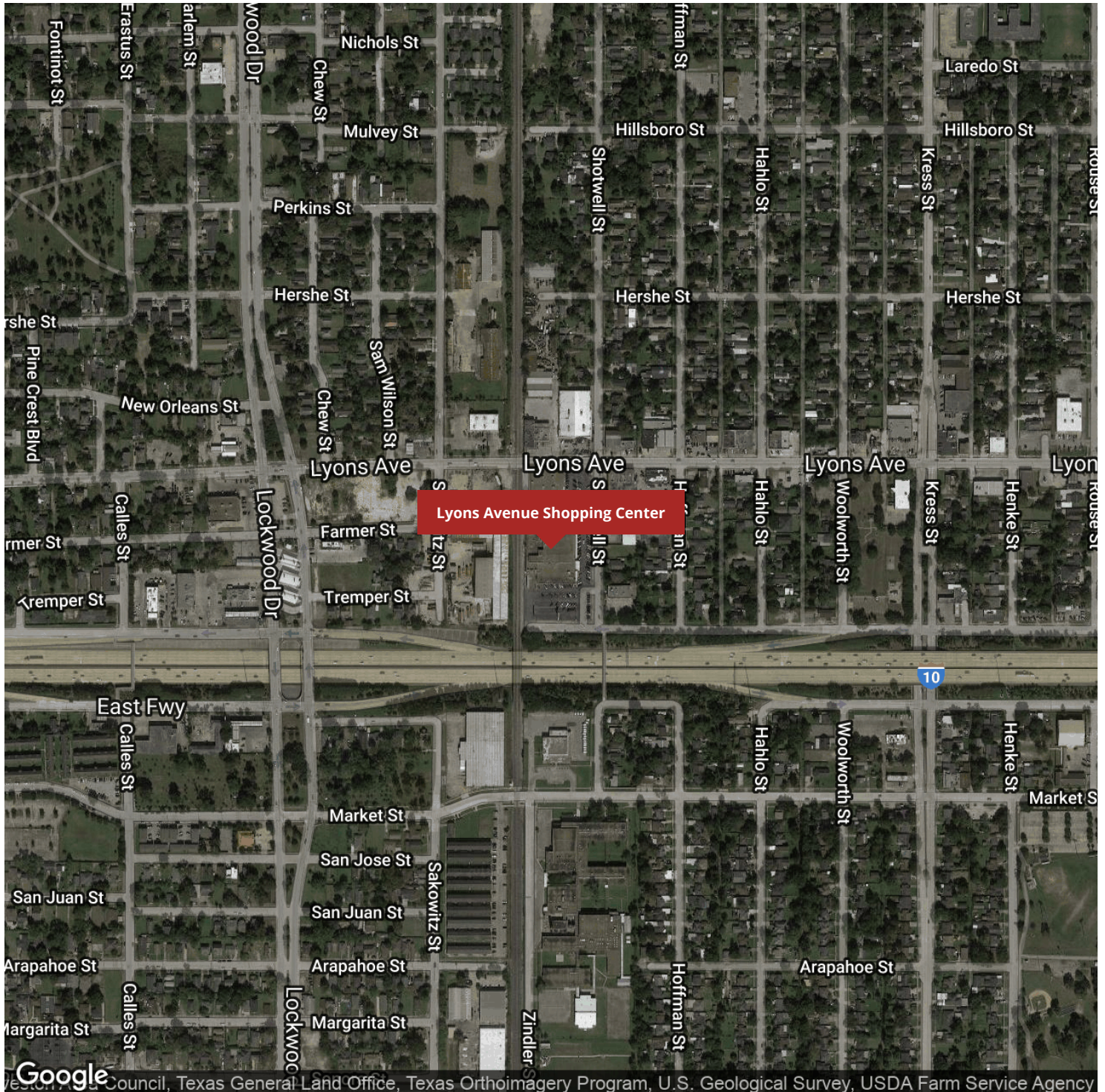
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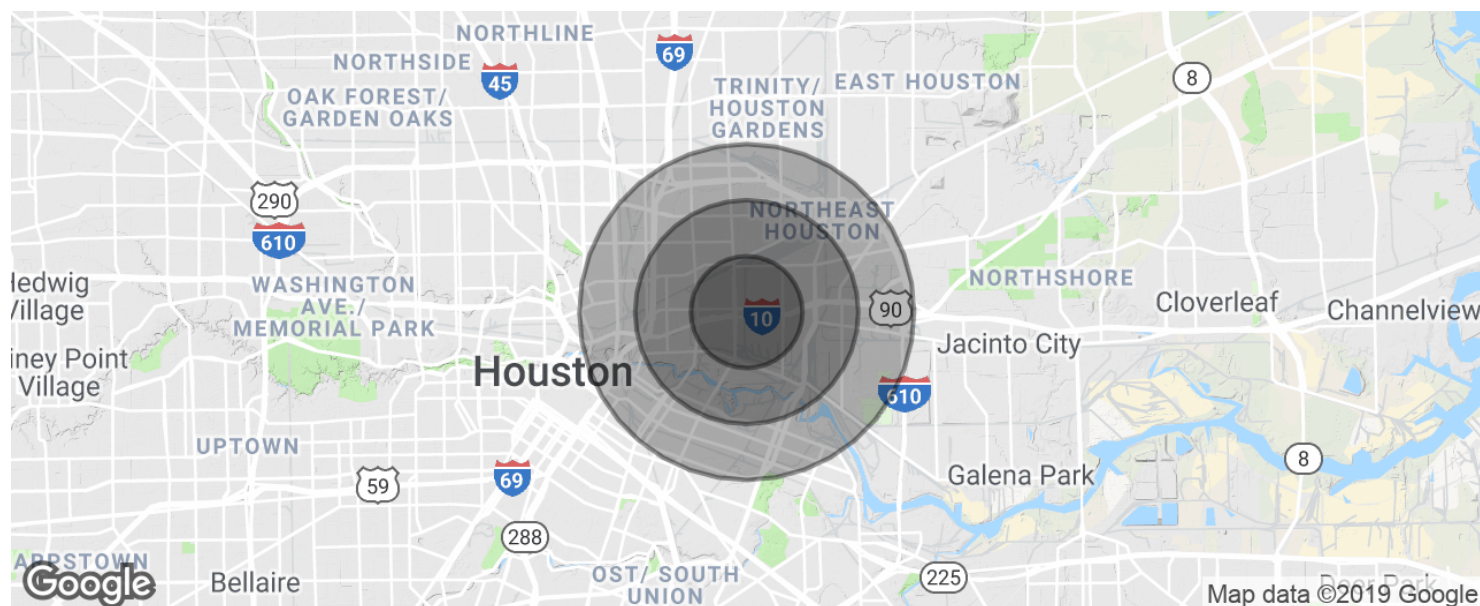
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,959	48,690	103,905
Median age	31.7	31.8	31.8
Median age (Male)	29.2	30.1	30.4
Median age (Female)	33.7	33.3	33.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,069	15,031	31,510
# of persons per HH	3.4	3.2	3.3
Average HH income	\$36,434	\$34,770	\$38,258
Average house value	\$80,702	\$85,284	\$88,642

* Demographic data derived from 2010 US Census

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