



Bellaire Blvd S.C.

Bellaire, TX

Houston-The Woodlands-Sugar Land (TX)



Christi Vinzant

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)	37,699 SF
PARKING SPACES	207
PARKING RATIO	5.49 per 1,000 SF

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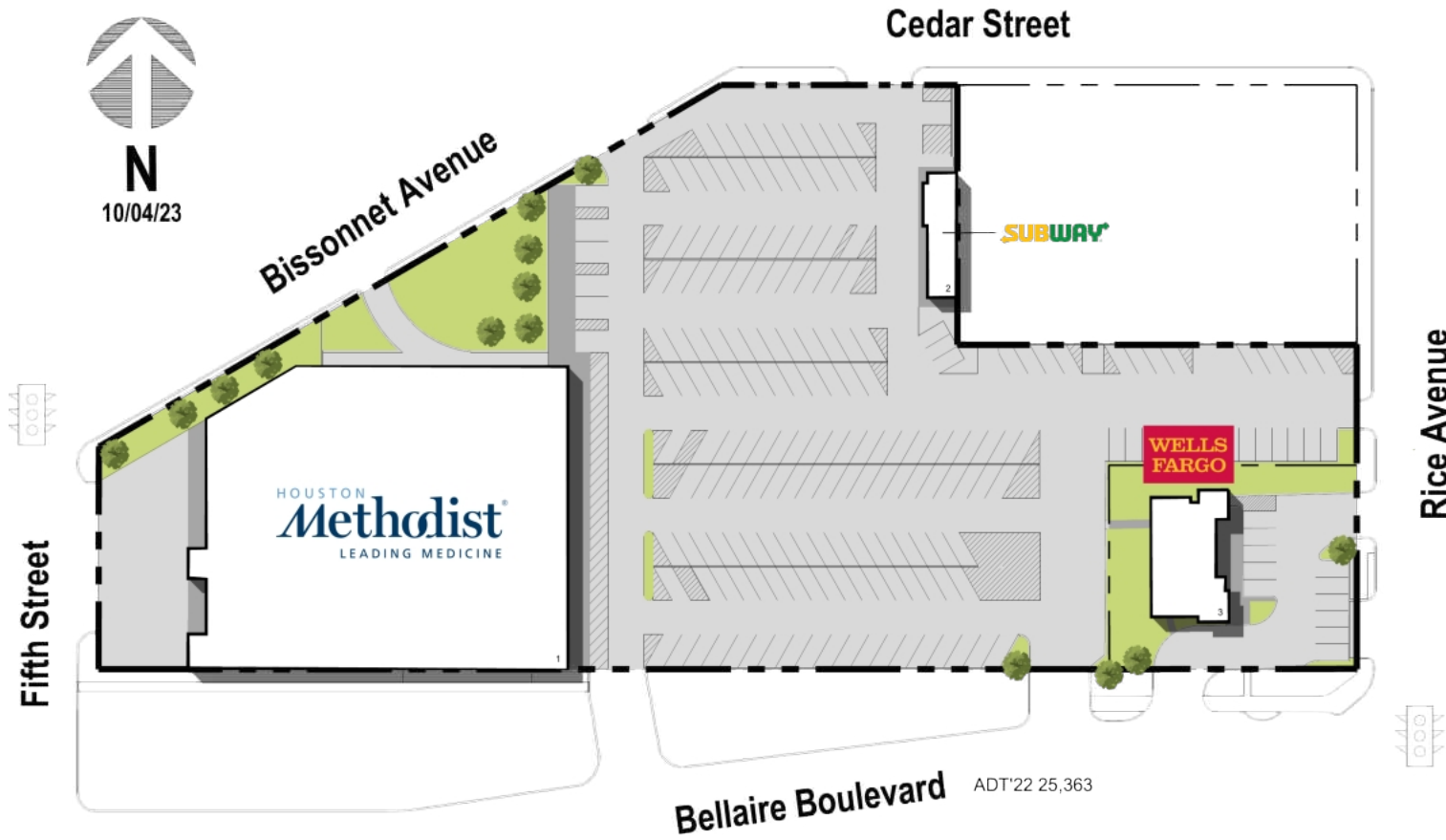
DENSITY AERIAL

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	TENANT	SQ FT
1	Houston Methodist	34,076
2	Subway	1,005
3	Wells Fargo	2,618

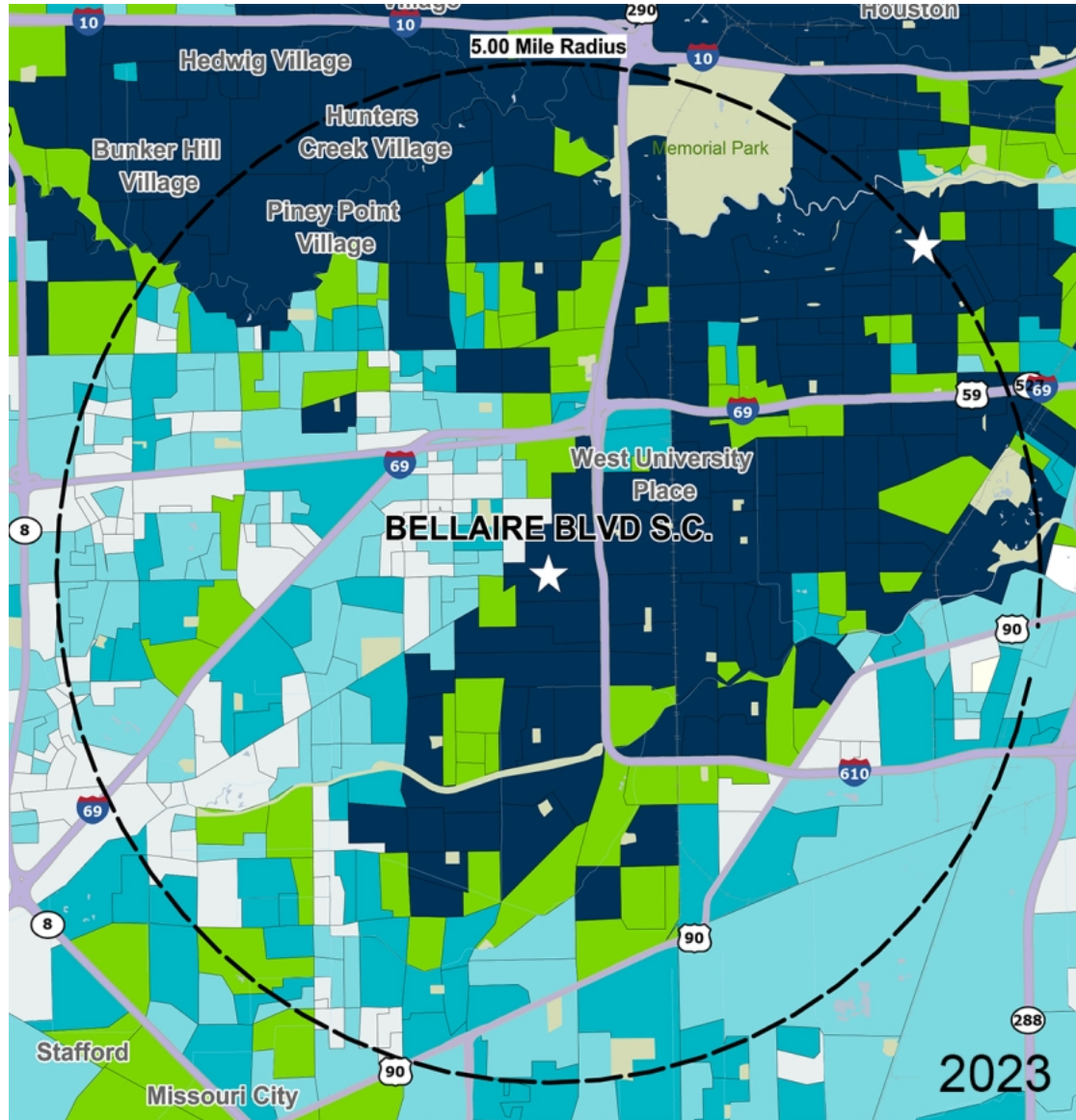


Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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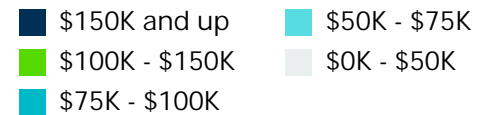
by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	18,802	227,698	532,931
Daytime Pop	22,160	265,519	1,012,327
Households	6,807	96,363	232,910
Average HH Income	\$175,614	\$139,599	\$130,560
Median HH Income	\$98,653	\$77,412	\$71,431
Per Capita Income	\$63,719	\$59,276	\$57,410

Average Household Income

Popstats, 4Q 2023, Trade Area Systems



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Bellaire Blvd. & Rice Ave., Bellaire, TX



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