

South Main Plaza

9150 South Main Street
Houston, Texas 77025

Retail Space
For Lease



Property Highlights

- Located approximately 1.25 miles south of the acclaimed Houston Medical Center
- Excellent visibility and access
- Approximately one half mile from NRG Stadium
- Great space for medical user
- Second generation space available

Bryan/College Station

2800 South Texas Avenue,
Suite 401
Bryan, Texas | 77802
Phone: 979.268.2000
Fax: 979.846.7020

Houston

7102 West Sam Houston Parkway N,
Suite 230
Houston, Texas | 77040
Phone: 281.256.2300
Fax: 281.213.2095

San Antonio

1100 NW Loop 410,
Suite 700
San Antonio, Texas | 78213
Phone: 210.366.8791
Fax: 210.366.0198

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Property Attributes

Gross Leasable Area:	26,022 SF
Site Size:	1.66 AC
Year Built:	1981
Parking:	105 spaces
Pad Sites:	None

Traffic Counts

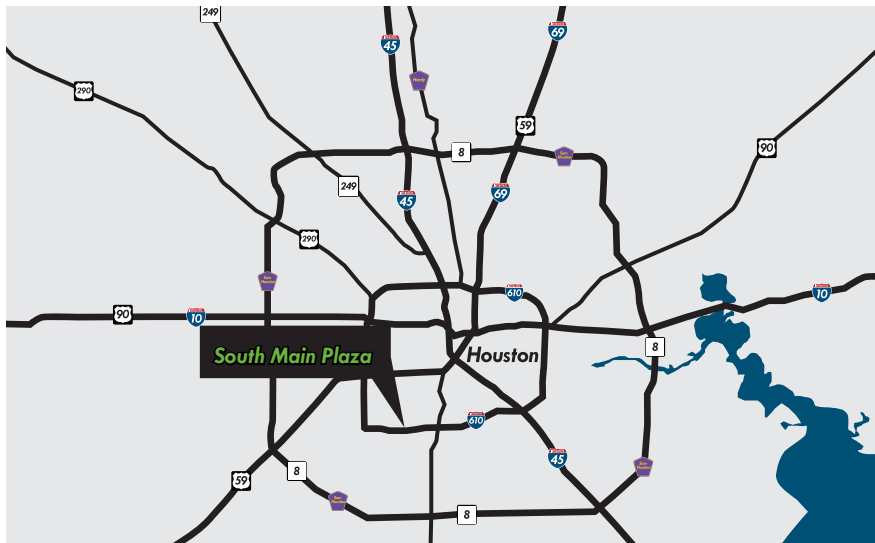
(per TXDOT 2014 Average Daily Traffic Counts)

South Main North of Murworth Drive:	~55,920 VPD
South Main South of Murworth Drive:	~54,900 VPD

2016 Market Demographics

	1 Mile	3 Mile	5 Mile
Population:	18,377	127,317	425,218
Households:	9,612	56,229	179,344
Average Household Income:	\$86,600	\$131,023	\$100,887
Daytime Population:	15,296	200,993	435,054

(Most Information From Harris CAD, GIS & ESRI)



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Property Aerial



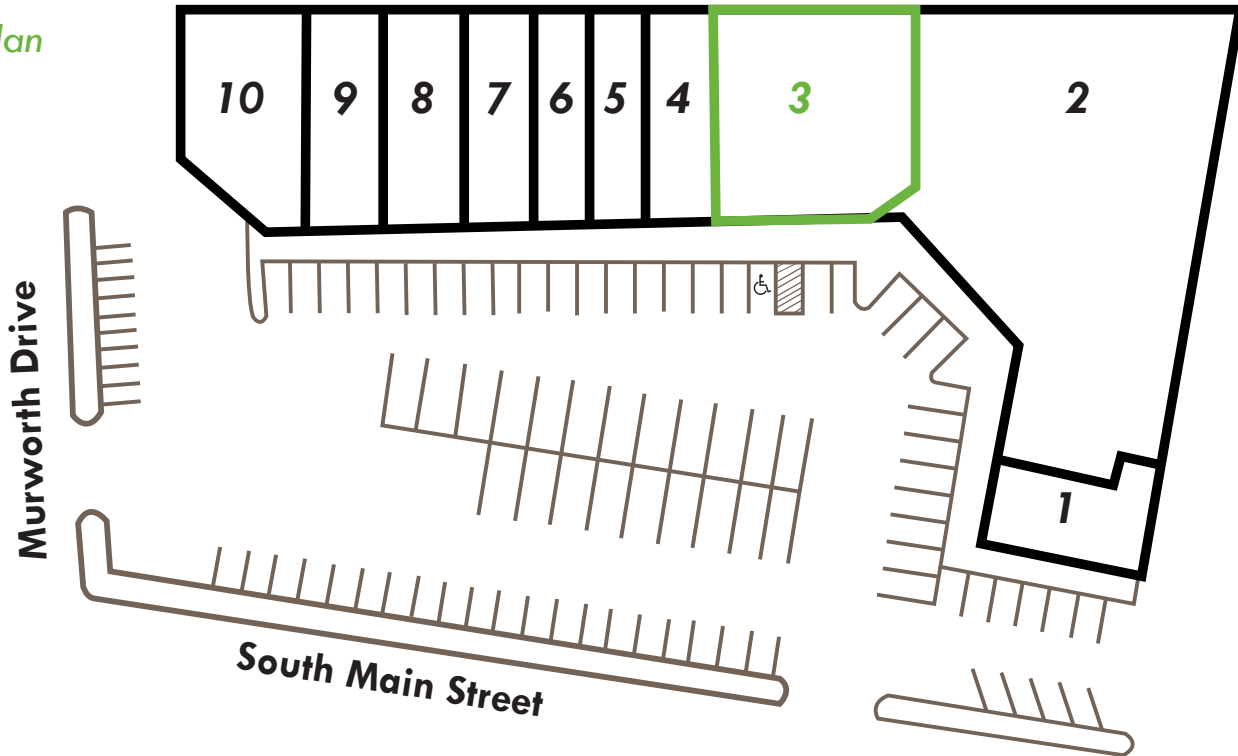
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Site Plan



(Site Plan Is Not To Scale & May Not Accurately Reflect The Property)

<u>Suite</u>	<u>Suite Description & Availability</u>	<u>RSF</u>
1	Cricket	~1,522
2	St. Joseph Cancer Center	~10,863
3	Available	~3,637
4	Dawn Donuts	~1,355
5	Nail Salon	~1,000
6	Southside Pharmacy	~1,299
7	Labor Ready	~1,362
8	Hertz	~1,430
9	Pristine Dental	~1,520
10	Lenny's Sub Shop	~2,034

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Source: ESRI and Infogroup

Demographic Profile

	1 Mile	3 Mile	5 Mile
Population			
2000 Population	14,693	100,845	350,258
2010 Population	16,219	114,630	385,758
2016 Population	18,377	127,317	425,218
2021 Population	20,098	138,666	162,215
2000-2010 Annual Rate	0.99%	1.37%	0.97%
2010-2016 Annual Rate	2.02%	1.69%	1.57%
2016-2021 Annual Rate	1.81%	1.72%	1.68%
Households			
2000 Households	7,549	45,495	149,003
2010 Households	8,453	50,878	163,351
2016 Total Households	9,612	56,229	179,344
2021 Total Households	10,500	61,209	194,828
2000-2010 Annual Rate	1.14%	1.12%	0.92%
2010-2016 Annual Rate	2.08%	1.61%	1.51%
2016-2021 Annual Rate	1.78%	1.71%	1.67%
Housing Summary			
Average Home Value	\$318,334	\$547,897	\$400,569
Owner Occupied Housing Units	3,048	24,475	72,797
Renter Occupied Housing Units	6,564	31,754	106,547
Vacant Housing Units	1,410	5,697	22,560
Total Housing Units	11,022	61,926	201,904
Average Household Size	1.91	2.18	2.31
2016 Households by Income			
< \$15,000	17.0%	11.5%	14.5%
\$15,000 - \$24,999	9.5%	7.7%	9.9%
\$25,000 - \$34,999	9.1%	7.69%	9.4%
\$35,000 - \$49,999	11.0%	10.3%	11.6%
\$50,000 - \$74,999	16.1%	13.1%	14.6%
\$75,000 - \$99,999	11.1%	10.3%	10.1%
\$100,000 - \$149,999	12.7%	13.0%	11.5%
\$150,000 - \$199,000	4.7%	7.0%	5.8%
\$200,000+	8.9%	19.5%	12.6%
Race & Ethnicity			
2016 White Alone	46.6%	61.6%	52.7%
2016 Black Alone	31.4%	16.4%	26.0%
2016 American Indian Alone	0.3%	0.3%	0.5%
2016 Asian Alone	15.1%	15.6%	8.4%
2016 Pacific Islander Alone	0.1%	0.0%	0.0%
2016 Some Other Race Alone	4.1%	3.4%	9.3%
2016 Two or More Races	2.5%	2.6%	3.0%
2016 Hispanic Origin (Any Race)	13.5%	12.7%	27.3%
2016 Income			
Median HH Income	\$53,924	\$74,596	\$55,941
Per Capita Income	\$44,456	\$58,539	\$43,110
Average HH Income	\$86,600	\$131,023	\$100,887

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