

FOR LEASE

5 POINTS RETAIL DEVELOPMENT

201 SOUTH FM 270 | LEAGUE CITY, TX 77573



FOR LEASE

5 POINTS RETAIL DEVELOPMENT

201 SOUTH FM 270 | LEAGUE CITY, TX

PROPERTY INFORMATION

5 Points Retail is a Class A Retail Development strategically located in the major lighted intersection at FM 518 & FM 270. Bay Blvd.

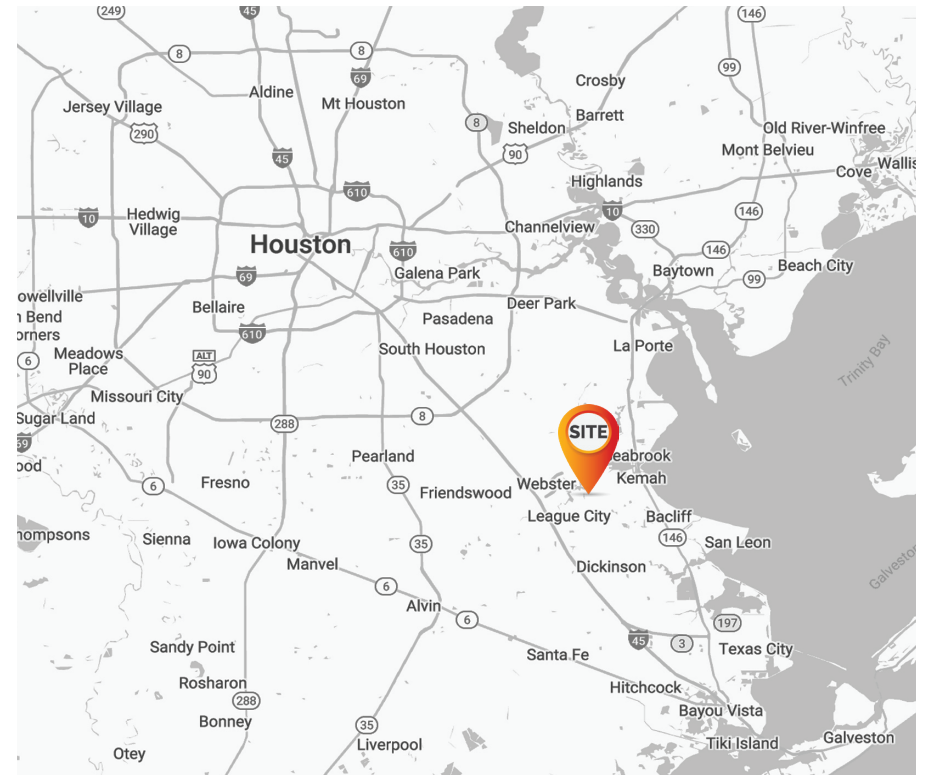
Available Spaces

Shell Space	±1,231 SF
2nd Gen - Former Tiff's Treats	±1,769 SF
Total Building SF	±11,247 SF
Lease Rate	\$30.00 PSF
NNN	\$7.50 PSF

Property Highlights

- National co-tenancy: Frost Bank and Goodwill
- Across the street from Clear Creek High School
- Monument sign space available
- Ideal location for Restaurant, Retail, Medical or Service use

Area Retailers



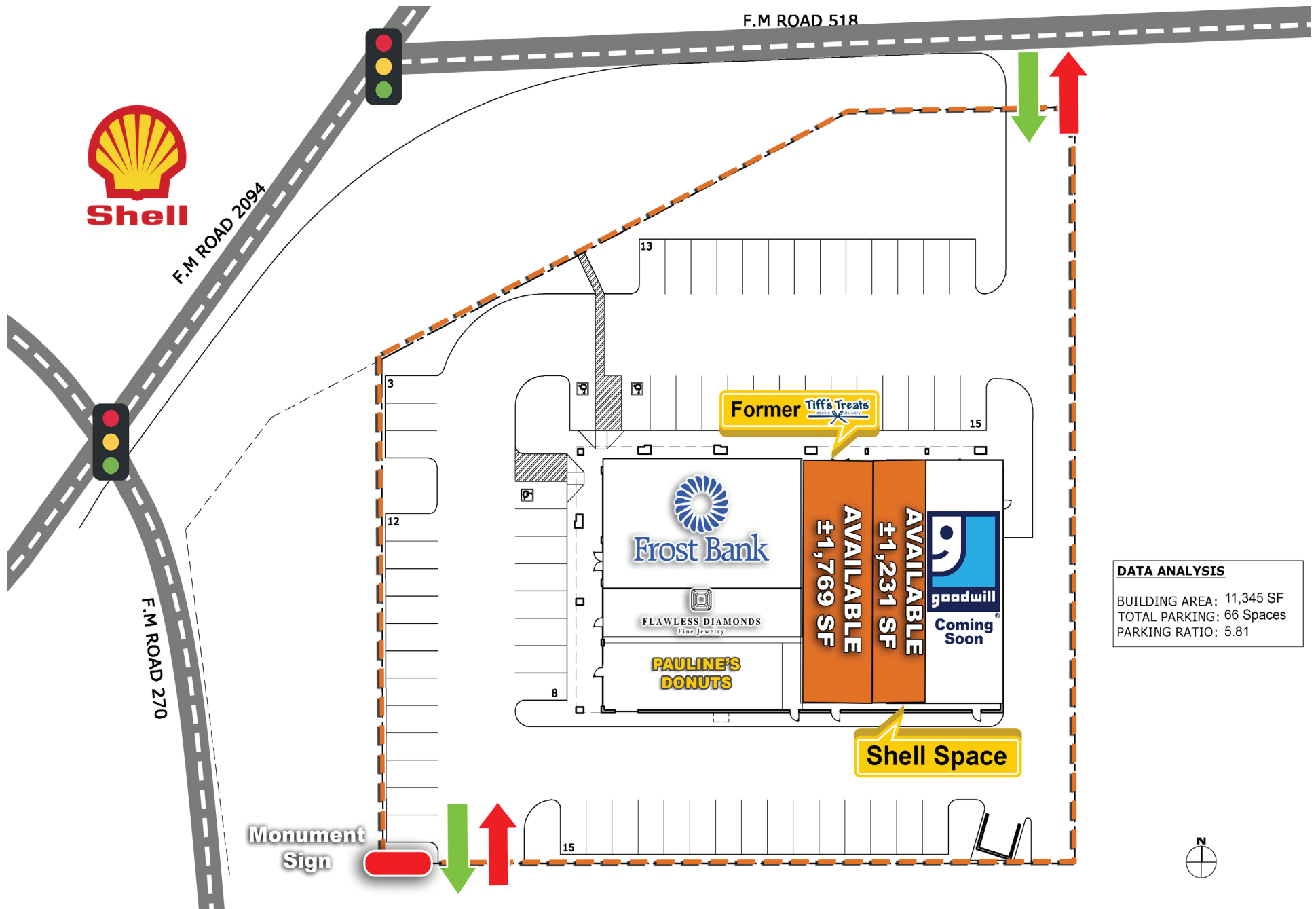
Demographics

	1 Mile	3 Miles	5 Miles
Population 2023	10,061	77,189	195,152
Total Daytime Population	7,390	66,457	193,191
Average HH Income	\$110,780	\$112,600	\$109,318
Traffic Counts	37,282 vpd on Egret Bay Blvd 28,398 vpd on Marina Bay Dr		

Bobby Orr | Sales & Leasing
borr@orrinc.com
D 832.428.8595

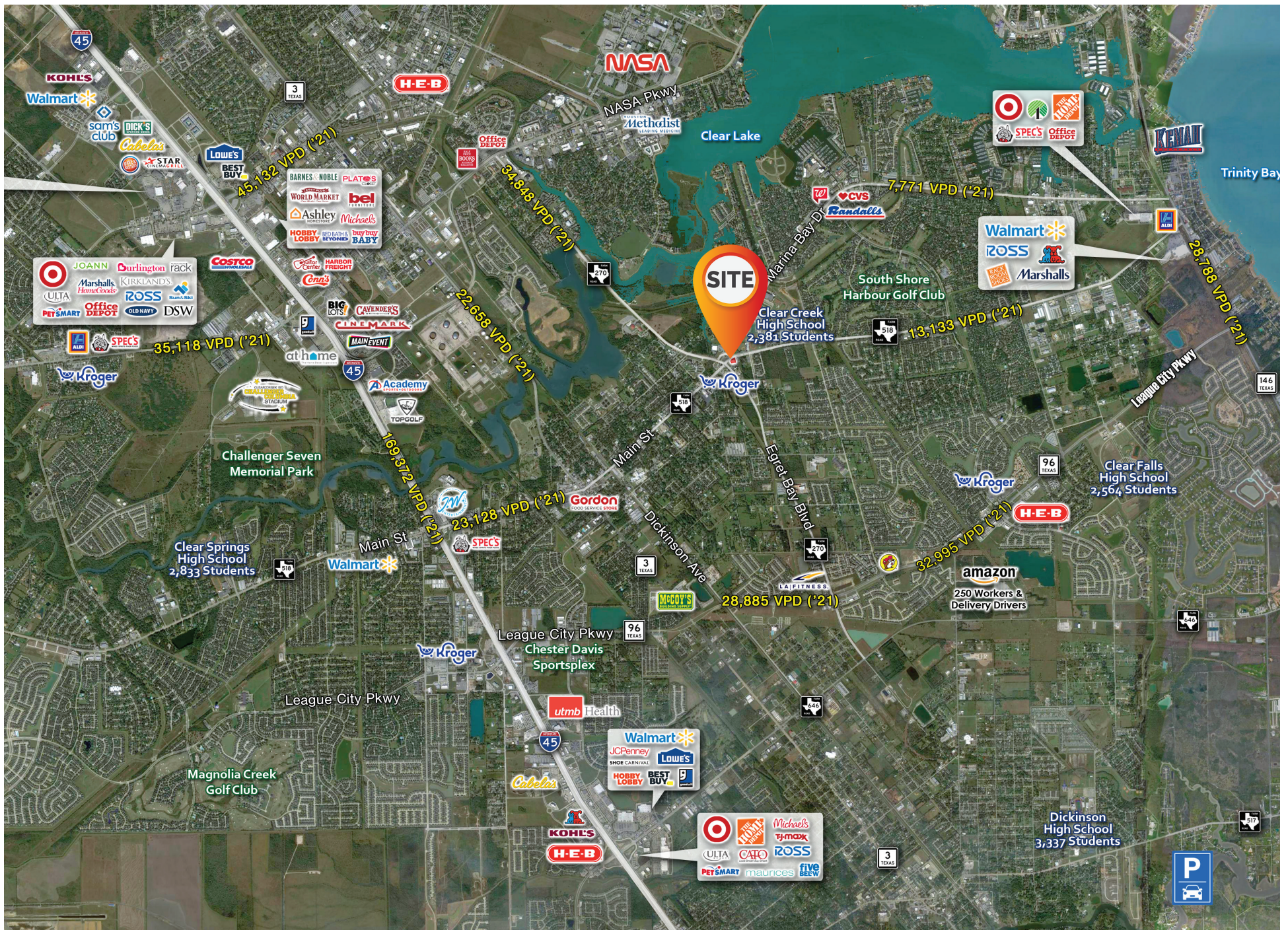
The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

ORR
COMMERCIAL
orrinc.com



DATA ANALYSIS	
BUILDING AREA:	11,345 SF
TOTAL PARKING:	66 Spaces
PARKING RATIO:	5.81







For more information, contact:

Bobby Orr | Sales & Leasing
borr@orrinc.com
D 832.428.8595
