

5 POINTS RETAIL DEVELOPMENT

201 SOUTH FM 270 | LEAGUE CITY, TX 77573

FOR LEASE



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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.

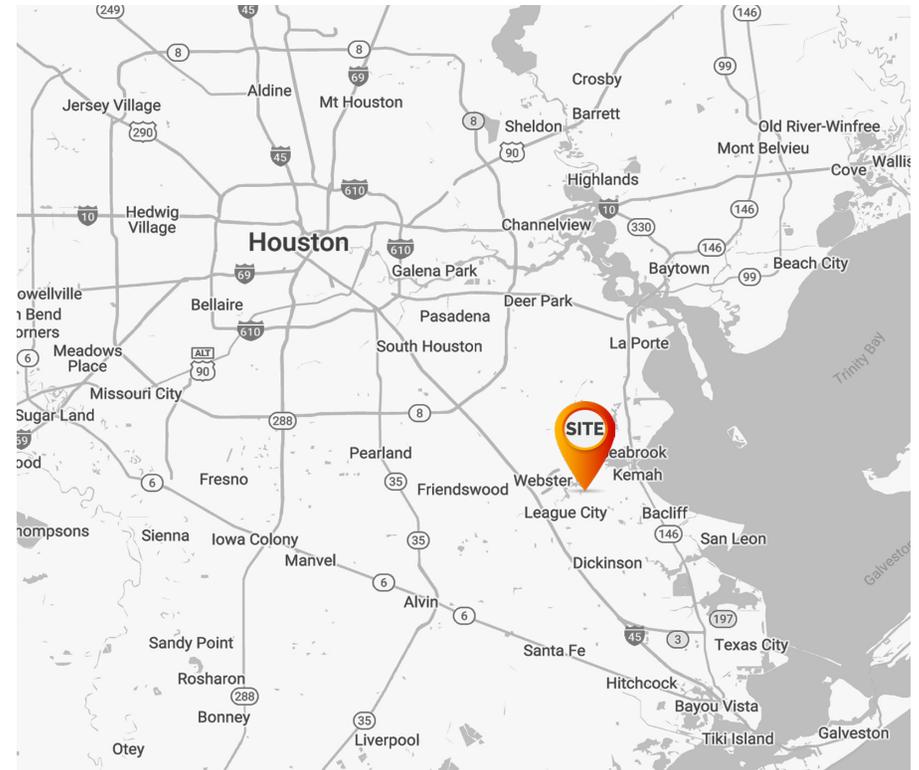
Available Spaces

Shell Space	±3,210 SF
Total Building SF	±11,247 SF
Lease Rate	\$32.00 PSF
NNN	\$7.50 PSF

Property Highlights

- Drive-Thru opportunity
- National co-tenancy: Frost Bank and Tiff's Treats
- 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 2022	10,061	77,189	195,152
Total Daytime Population	7,390	66,457	193,191
Average HH Income	\$95,164	\$95,438	\$92,550
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

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

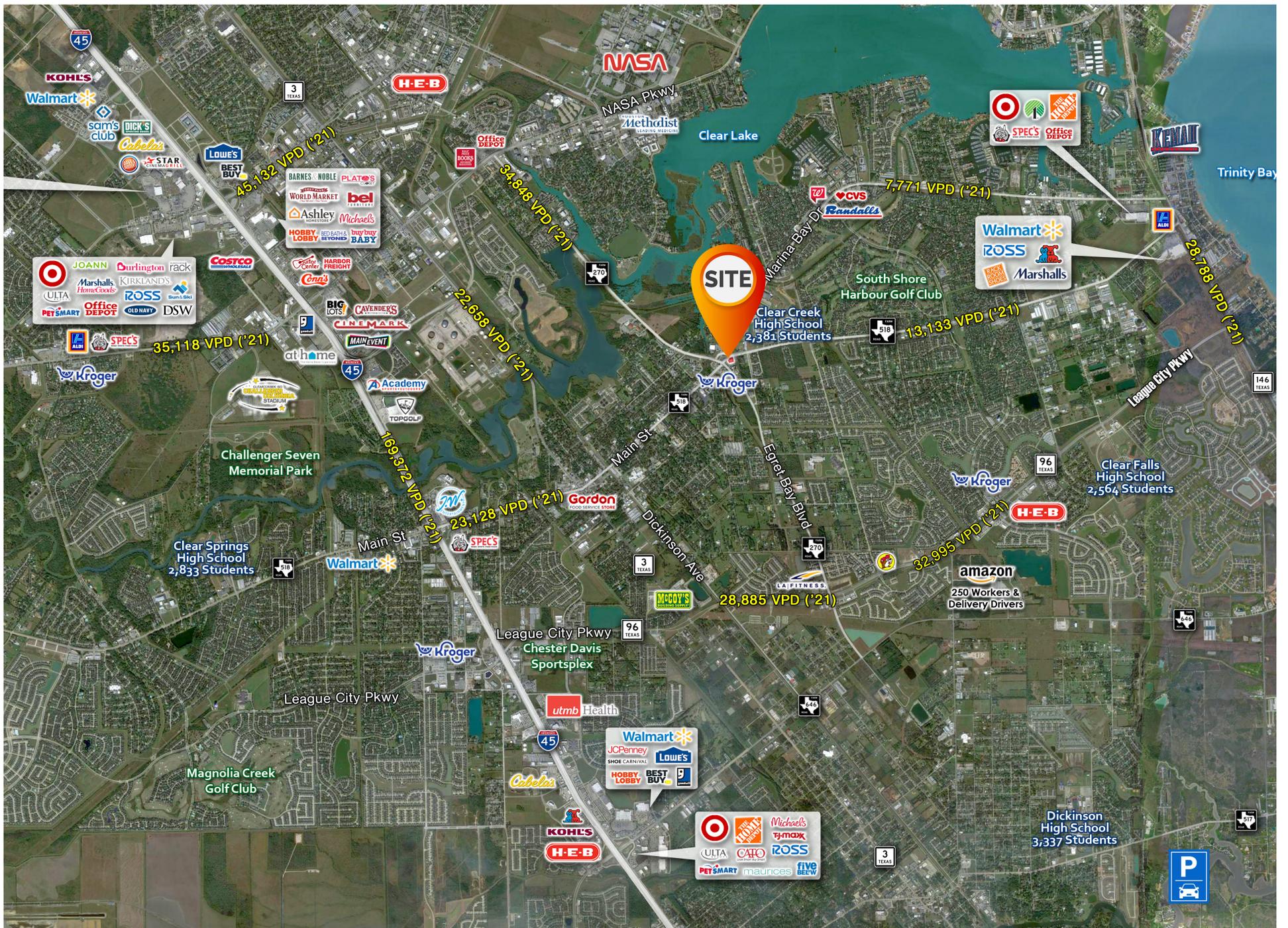




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