

FOR LEASE

5201 SPRUCE ST

SEC SPRUCE ST and 5th ST | BELLAIRE, TX 77401



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PROPERTY INFORMATION

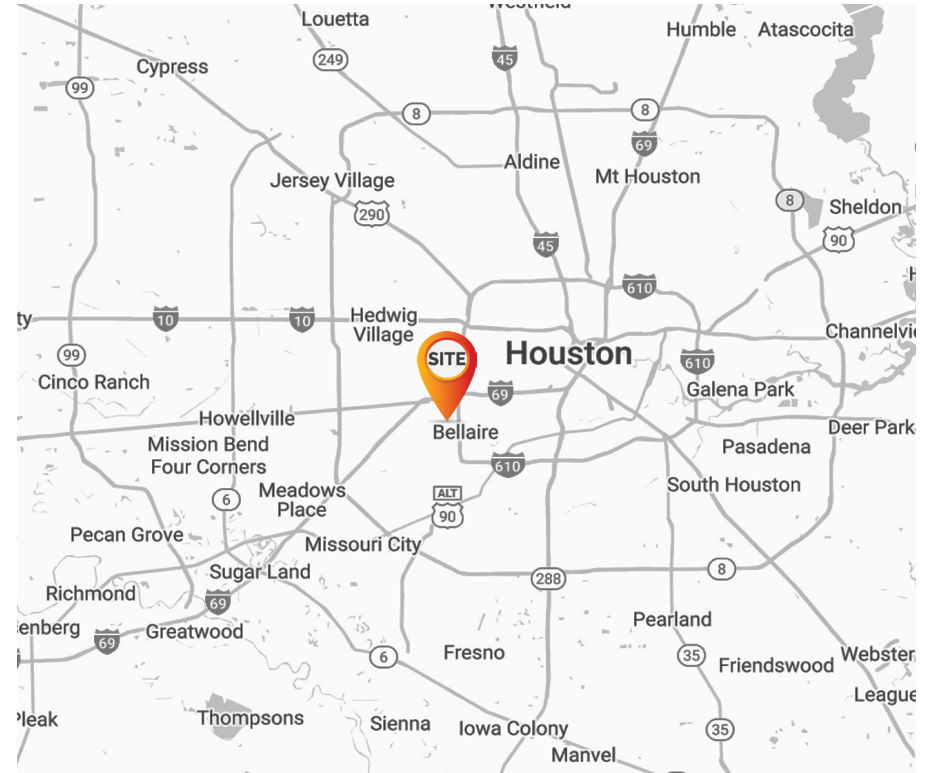
Situated on the edge of Bellaire and central to a large trade area, this neighborhood center has prime visibility to/from H-E-B across the street. Join Fajita Pete's in this newly renovated center.

Available Space	±1,000 SF - ±2,850 SF
Total SF	±5,130 SF
Pricing	Contract Broker

Property Highlights

- Directly across the street from H-E-B
- Densely populated family submarket- total daytime population 331k within 3 miles
- Affluent area with a \$624.7M total consumer spend

Area Retailers



Demographics

	1 Mile	3 Miles	5 Miles
Population 2022	26,257	227,717	541,043
Total Daytime Population	29,173	331,245	783,047
Average HH Income	\$128,200	\$125,467	\$117,529
Median Home Value	\$691,800	\$552,200	\$514,400

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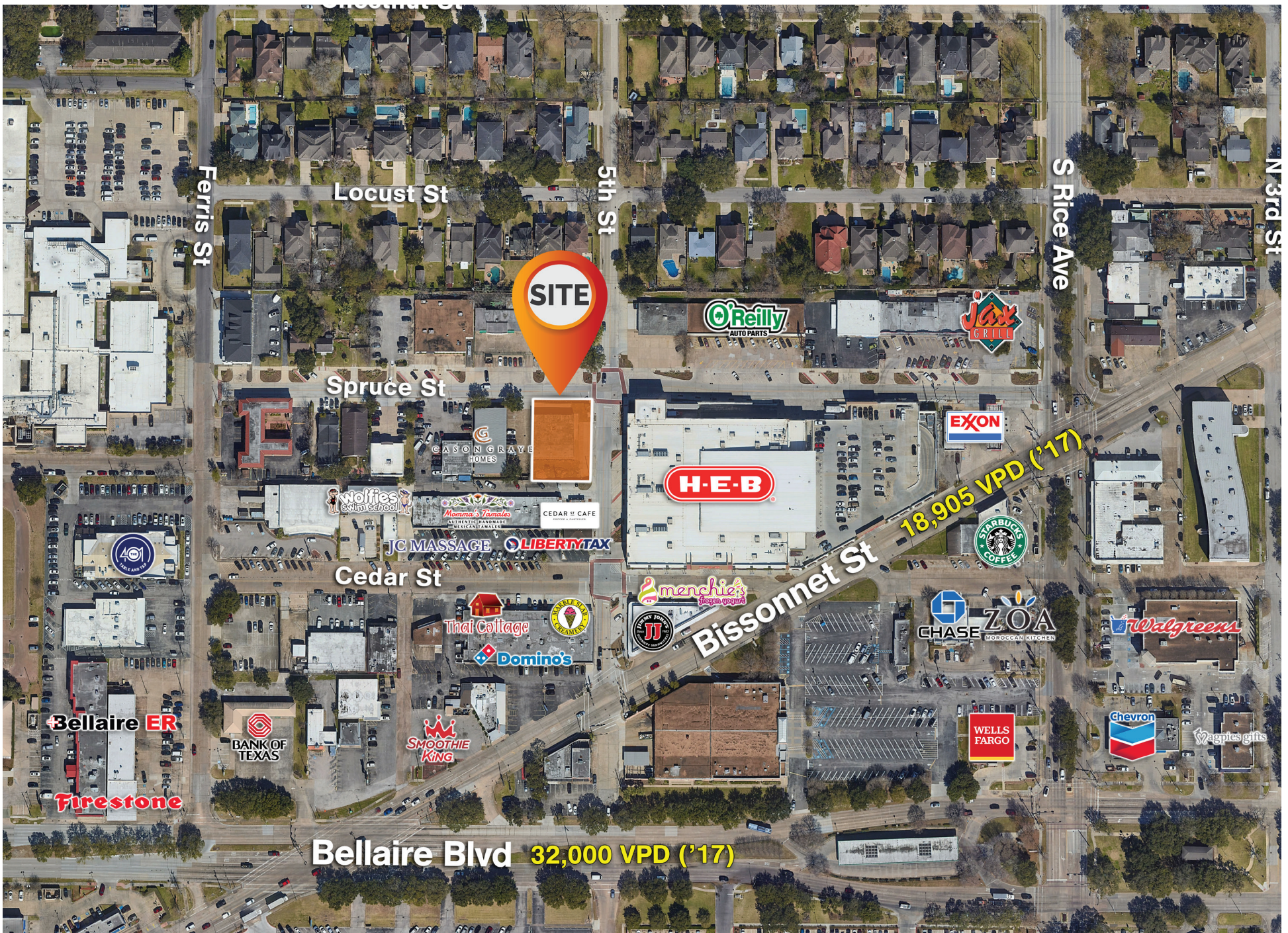
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Spruce St

5th St

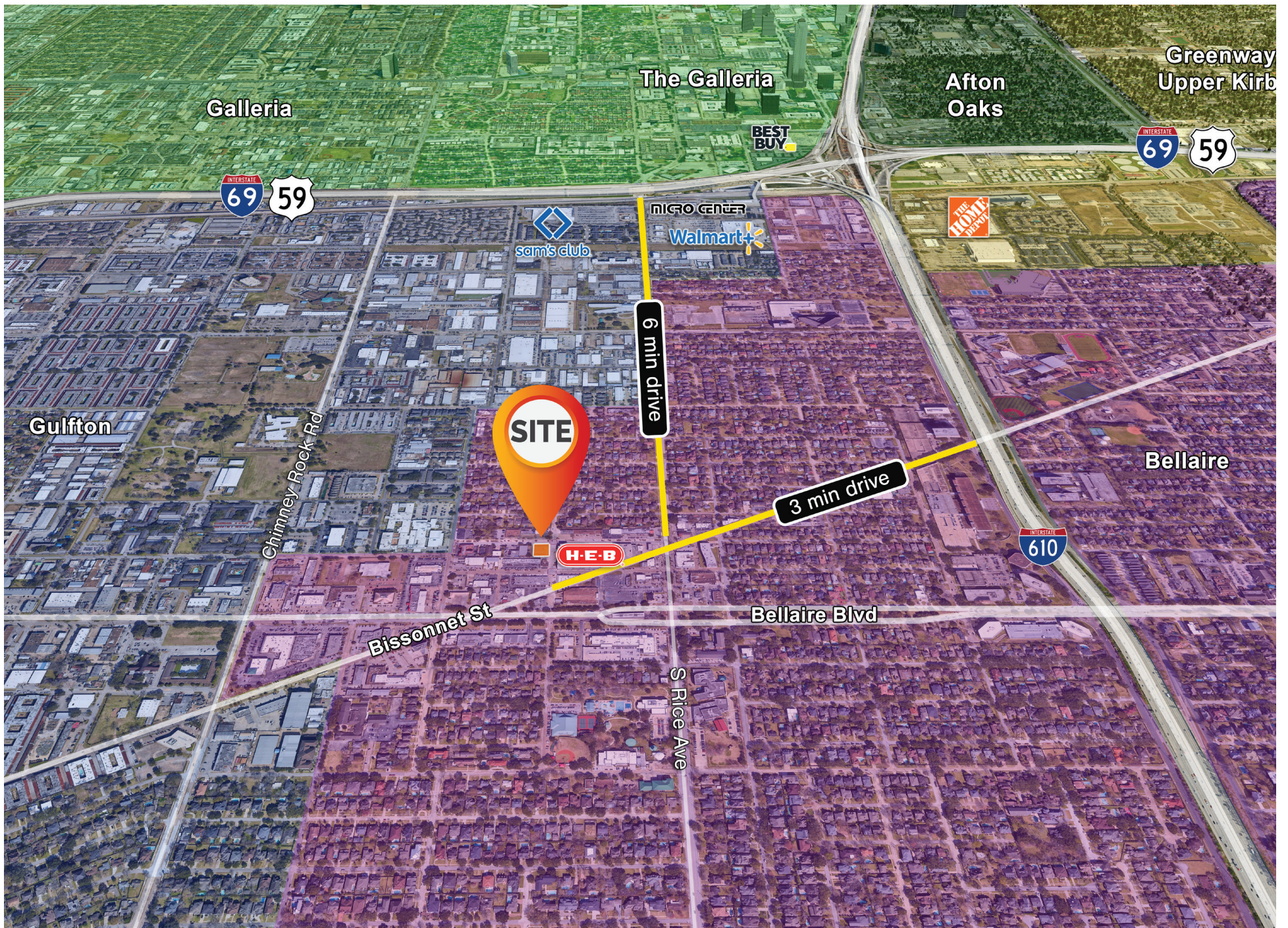




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