



ORANGE COMMERCIAL
Strategic Real Estate Services

RETAIL SPACE FOR LEASE



**400 WEST PARKWOOD AVE. FRIENDSWOOD,
TX 77546**

ABOUT THE PROPERTY:

The GLA for this shopping center is 39,564 SF. on 2.57 acres of land with great access from Parkwood Ave. (also known as FM 528) and Sunset Dr. The shopping center is located just off the corner of FM 518 & FM 528, the main intersection of Friendswood. Three spaces are available for established retailers in the area. The spaces were formerly occupied by AllState and a Dance Studio. The two spaces can also be combined for an office warehouse facility. All spaces have HVAC.

CONTACT INFORMATION:

Bill Wong
713-961-9097 ext. 101
billw@orangecommercial.com
www.orangecommercial.com



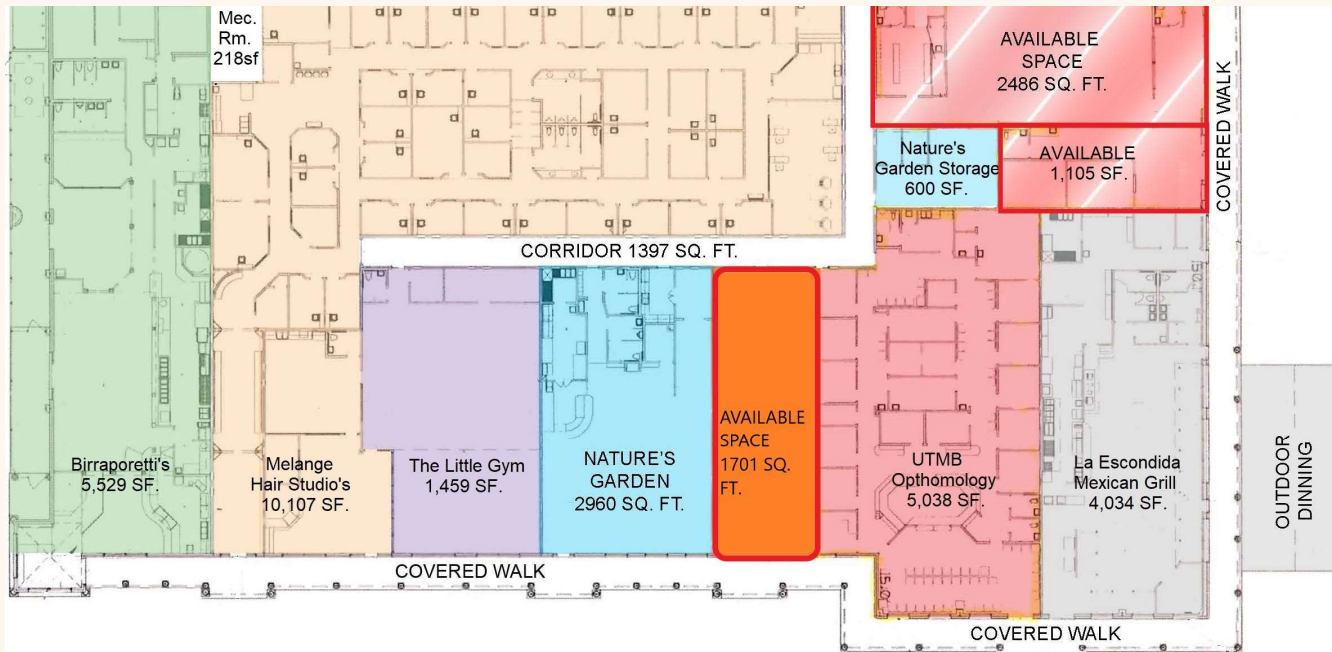
400 West Parkwood
Ave. Friendswood, TX
77546

Availability:

- 1,015 SF – 2nd gen office space
 - 2,486 SF - 2nd gen open concept space
 - 1,701 SF - 2nd gen office space
- The 1,015 SF and 2,486 SF space can be combined to make an office warehouse space.

Economics:

- Rent rate: \$28.00 PSF
- NNN \$8.50 PSF



ORANGE COMMERCIAL
Strategic Real Estate Services

This property is subject to prior sale, leasing, financing, change in price, rental or other conditions, corrections, errors, omissions, or removal from market without notice. All information contained in this packet, while based on and supplied by sources deemed reliable, is not in any way warranted or guaranteed, either expressed or implied by Orange Commercial LLC. This packet is solely for information purposes only and under no circumstances whatsoever should be deemed as a contract, note, memorandum or any other form of a binding commitment.

AREA DETAILS

400 West Parkwood Ave. Friendswood, TX 77546



Area Retailers:

24 Hour Fitness, HEB, Walgreens, Birraporetti's, Popeyes

Demographics:

	1 Mile	5 Miles
Population:	8,149	449,435
Households:	2,729	180,873
Median Income:	\$153,385	\$87,814

Features:

- Pylon signage available
- Easy access
- Plenty parking