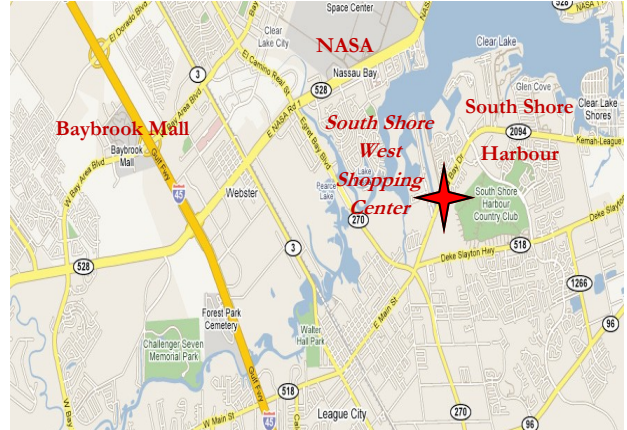


# SOUTH SHORE WEST SHOPPING CENTER

2500 MARINA BAY DRIVE \* LEAGUE CITY, TX \* 77573

A PREMIERE RETAIL OPPORTUNITY AT THE INTERSECTION OF MARINA BAY DRIVE (FM 2094) AND CONSTELLATION BOULEVARD IN THE HEART OF SOUTH SHORE HARBOUR



TRAFFIC COUNT: 29,300 CARS PER DAY ON MARINA BAY DRIVE (FM 2094) [TXDOT]

2013 AVERAGE HOUSEHOLD INCOME, 1 MILE RADIUS: \$108,675 (PITNEY-BOWES)

2013 TOTAL DAYTIME POPULATION: 156,497 PERSONS IN A 5 MILE RADIUS [PITNEY-BOWES]

CO-TENANTS INCLUDE *METHODIST HOSPITAL SPORTS REHABILITATION, DOUBLE DAVE'S PIZZA, PHYLLIS FOSTER*

*REAL ESTATE, GATHERINGS GIFTS, HAPPY DONUTS, NIVA NAILS, CHUYO'S PERUVIAN FUSION RESTAURANT, DEL CARMEN HAIR STUDIO*



**AVAILABLE: +/- 1778 SQ. FT. SECOND GENERATION SPACE WITH FULL UTILITIES**

ASKING RENT: NEGOTIABLE / TENANT IMPROVEMENT ALLOWANCE FOR QUALIFIED USER

FAÇADE AND PYLON SIGNAGE AVAILABLE

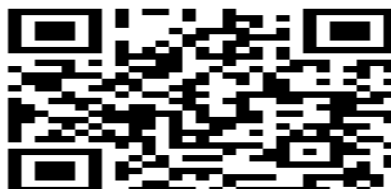
277/480 V 3-PHASE POWER / OUTSIDE SEATING AVAILABLE

SPACE FEATURES OPEN FLOOR PLAN WITH MOP SINK, BATHROOM, OFFICE, AND WALL MIRRORS

LOCAL OWNERSHIP AND MANAGEMENT

BUILDING SITUATED CLOSE TO THE STREET

FOR INFORMATION :  
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**Delta Troy Interests, Ltd**