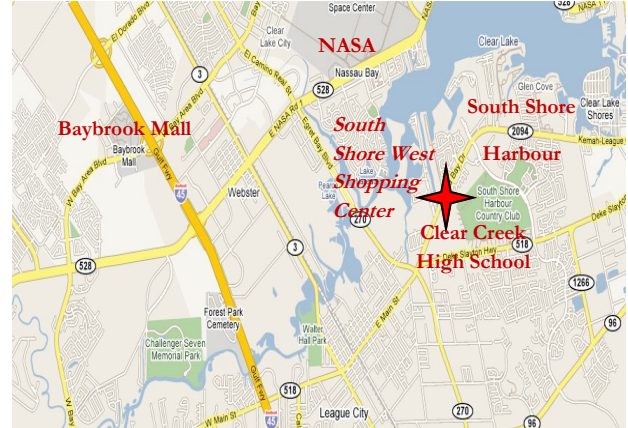


SOUTH SHORE WEST SHOPPING CENTER

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]

2017 AVERAGE HOUSEHOLD INCOME, 0-5 MINUTE DRIVE TIME RADIUS: \$107,676 (ESRI)

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

CO-TENANTS INCLUDE *DOUBLE DAVE'S PIZZA, PHYLLIS FOSTER REAL ESTATE, GATHERINGS GIFTS, KOLACHE HQ, NIVA NAILS, IVETT'S ITALIAN RESTAURANT, DEL CARMEN HAIR STUDIO*



FULLY BUILT-OUT PHYSICAL THERAPY CLINIC

AVAILABLE SEPTEMBER 30, 2018

SPACE FEATURES :

ACCESSIBLE ADA/TAS COMPLIANT PARKING
NEAR FRONT DOOR

PRIVATE THERAPY AND TREATMENT ROOMS
RECEPTION, CHARTING, AND WAITING AREAS

TALL CEILINGS AND SPACIOUS EXERCISE /
EQUIPMENT AREA

AVAILABLE: +/- 3500 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 /

SPACE FEATURES OPEN FLOOR PLAN WITH PRIVATE TREATMENT ROOMS, BATHROOMS, RECEPTION/ OFFICE, AND BREAKROOM

LOCAL OWNERSHIP AND MANAGEMENT

BUILDING SITUATED CLOSE TO THE STREET

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