

SPRUCE PLACE

RETAIL SPACE FOR LEASE



SWC OF SPRUCE ST & 5TH ST, BELLAIRE, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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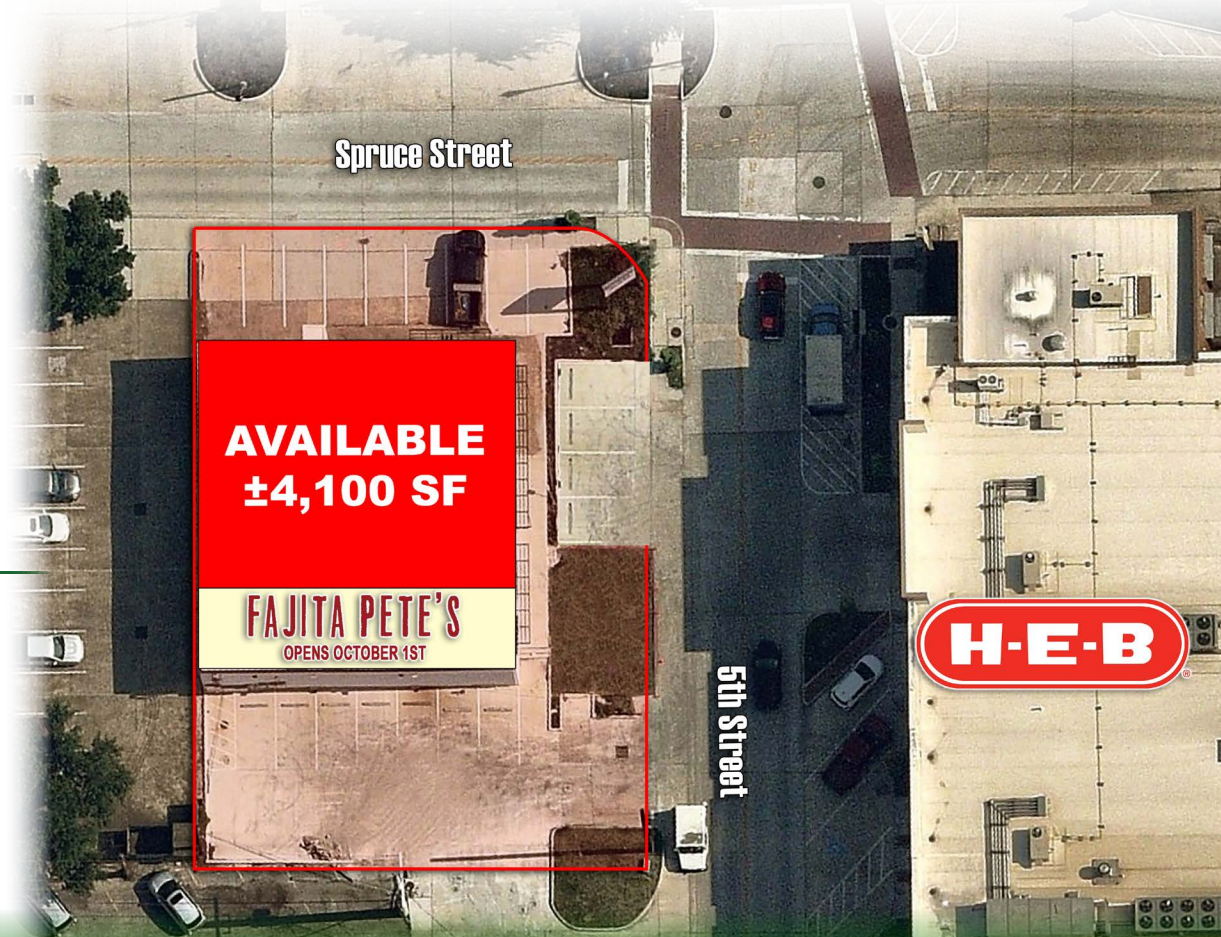
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PROPERTY DETAILS

- ±4,100 SF End Cap Available (divisible)
- Join Fajita Pete's (opening October 1st)
- Property is located 100 feet from HEB - the first multi-level HEB in the area
- Placer Ai: 1.73M Annual Visits
- Parking Ratio: 4.3 Spaces per 1,000 SF
- Ideal for any medical use looking for a prominent position in the Bellaire market

TRAFFIC COUNTS

Bellaire Blvd: 24,495 VPD | Bissonnet St: 15,039 VPD
Rice Ave: 13,851 VPD | Chimney Rock Rd: 16,261 VPD
W Loop 610 S: 233,516 VPD (TXDOT 2022)



±4,100 SF

RETAIL/MEDICAL
SPACE AVAILABLE

\$138,473

AVG HH INCOME
WITHIN 1 MILE OF SITE

14,000

VISITORS PER DAY
TO ADJACENT HEB

327,376K +

DAYTIME POPULATION
WITHIN 3 MILES OF SITE

Bellaire by the Numbers

#2 Richest city in Texas for 2023

88% Own Homes

\$200K Median HH Income
(national avg. \$64,994)

\$829K Median Home Value
(national avg. \$229,800)

#8 Local Purchasing Power in America

\$2K Median Rent
(national avg. \$1,096)



DEMOGRAPHICS

	1-mile	2-mile	3-mile
2023 Population	20,460	107,527	231,859
Households	7,906	42,235	98,854
Daytime Pop.	35,883	120,874	324,376
Avg HH Income	\$138,473	\$126,300	\$129,741

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5201 Spruce Street
Bellaire, Texas 77401



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