



FOR LEASE



PEARLAND COMMONS SEC OF S MAIN ST & JOHN LIZER RD

PEARLAND, TEXAS

CAMPBELL ANDERSON
915.433.4853 | canderson@duwestrealty.com

JACOB FRENZA
281.413.6799 | jfrenza@duwestrealty.com

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

5120 Woodway Dr, Ste. 10001, Houston, Texas 77056
duwestrealty.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

PEARLAND COMMONS | 3525 S Main Street, Pearland, Texas 77581

OVERVIEW

- Retail SF Available:
 - 3,000 SF
 - 2,448 SF
- Excellent visibility, signage and access from Main Street and Magnolia Road, over 31,000 VPD at the intersection
- Located less than ½ mile from Pearland High School (3,000+ Students) and surrounded by heavily residential area
- 6.0/1,000 SF Parking Ratio
- Call broker for pricing

TRAFFIC COUNTS

Main St: 16,886 VPD north of site (TxDot 2022)

Magnolia Pkwy: 15,107 VPD (TxDot 2021)

John Lizer Rd: 10,624 VPD (TxDot 2022)

DEMOGRAPHICS

	3-mile	5-mile	7-mile
2023 Population	60,179	155,878	318,187
Daytime Pop.	49,283	122,153	265,671
Households	20,359	51,508	107,572
Avg HH Income	\$137,056	\$124,646	\$118,451



PEARLAND COMMONS | 3525 S Main Street, Pearland, Texas 77581



safari
veterinary care centers
8,500 SF

AVAILABLE
3,000 SF

AVAILABLE
2,448 SF

THE BOYS CLUB
DST 2023
Barbershop
1,440 SF

Liquor Pot
2,000 SF

DAQUITI
XPRESS
MEXICAN TACO BAR
1,500 SF

Y Vida Bar
2,000 SF

DOUGHMONO
1,400 SF

El Rincon
1,500 SF

CHALUPAS
TAQUERIA
3,672 SF

16,886 VPD ('22)

S Main St



PEARLAND COMMONS | 3525 S Main Street, Pearland, Texas 77581



