

RUTLEDGE COMMERCIAL REAL ESTATE

P.O. Box 580332 | Houston, Texas 77258 | 281.957.7980 | wayne@rutledgecommercial.com

June 2024

LEASING INFORMATION NASSAU BAY SERVICE CENTER

LOCATION: 18000 Upper Bay Road, near NASA PARKWAY [NASA RD. 1] across from the Johnson Space Center, Houston, Harris County, TX

MINIMUM BASE RENT: Depending on terms and conditions of the lease, the "base lease offering" is as follows:

- 1,600 square foot "in-line" former Office space ready for immediate move-in. Includes reception area, 3 large offices and breakroom/kitchen. BASE RENT - \$12.00/SF/YR + CAM charges
- 2,150 square foot "in-line" former Restaurant space ready for immediate construction, includes plumbing for kitchen, grease traps and two (2) ADA bathrooms. BASE RENT - \$12.00/SF/YR + CAM charges
- 2,000 square foot "endcap" former Convenience Store space ready for immediate construction also. Drive-thru possibility. BASE RENT -\$18.00/SF/YR + CAM charges

TRIPLE-NET [CAM]: The triple-net *expense* charges [shopping center property taxes, property insurance and property management (CAM)] are currently calculated at \$6.36/SF/YR

SHOPPING CENTER SIZE: 12,100 square feet total leasable area; 51,619 square feet land area.

CO-TENANTS: Anchor - Subway on the north "endcap", Nassau Bay Liquor, Perfect Hair Designs, 'D' Alterations, Power Fit Meals and Deon's SuperFit.

<u>ESTIMATED DEMOGRAPHICS:</u>	<u>POPULATION</u>	<u>MEDIAN HH INCOME</u>	<u>MEDIAN HH AGE</u>
ONE MILE RADIUS	7,618	\$56,887	40.0 YEARS
THREE MILE RADIUS	69,489	\$66,625	38.5 YEARS
FIVE MILE RADIUS	184,536	\$84,821	37.7 YEARS

COMMENTS: The site has excellent visibility from Upper Bay Road, NASA Parkway. Houston Methodist – Clear Lake Hospital built a facility directly across from this shopping center. The property is adjacent to the Nassau Bay Town Square and near the Courtyard by Marriott, office complexes, national and regional retail shopping; as well as, several popular restaurants, including Chick-fil-A.

NEED MORE INFORMATION CALL: WAYNE RUTLEDGE @ 281-957-7980

The information contained herein has been obtained from reliable sources; however, we do not guarantee it. Property submitted is subject to errors, omissions, change of price, prior lease or withdrawal without notice.

