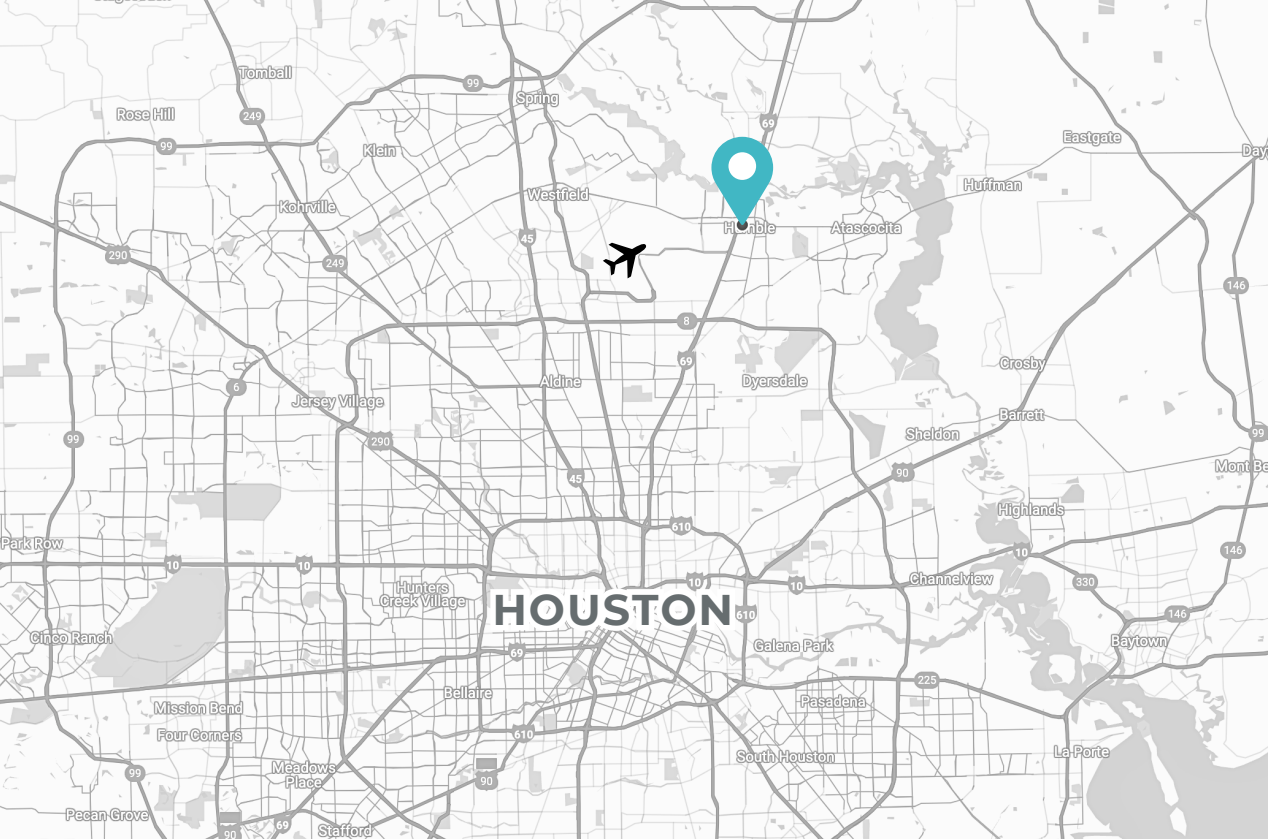




FOR LEASE | $\pm$ 900 - 4,980 SF

BENDER SQUARE | HUMBLE RETAIL

 112 - 270 1st St W, Humble, TX 77338



LOCATION

HIGH-VISIBILITY CORNER

PREMIER HUMBLE LOCATION WITH
DIRECT ACCESS TO ATASCOCITA AND
BUSH AIRPORT (10 MIN).

ANCHORED BY TOP RETAILERS

JOIN GORDON FOOD SERVICES, HARBOR
FREIGHT, WALGREENS, AND MORE.

IN THE HEART OF HUMBLE

SURROUNDED BY DENSE RETAIL AND
ROOFTOPS IN A HIGH-TRAFFIC GROWTH
CORRIDOR.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION:	5,654	42,136	138,614
HOUSEHOLDS:	2,184	14,133	46,367
HH INCOME:	\$51,417	\$68,973	\$87,769

TRAFFIC COUNTS:

Hwy 59 HOV + Freeway: **599,843**

FM 1960 E: **75,832**

Bender Avenue @ 1st Street: **30,110**

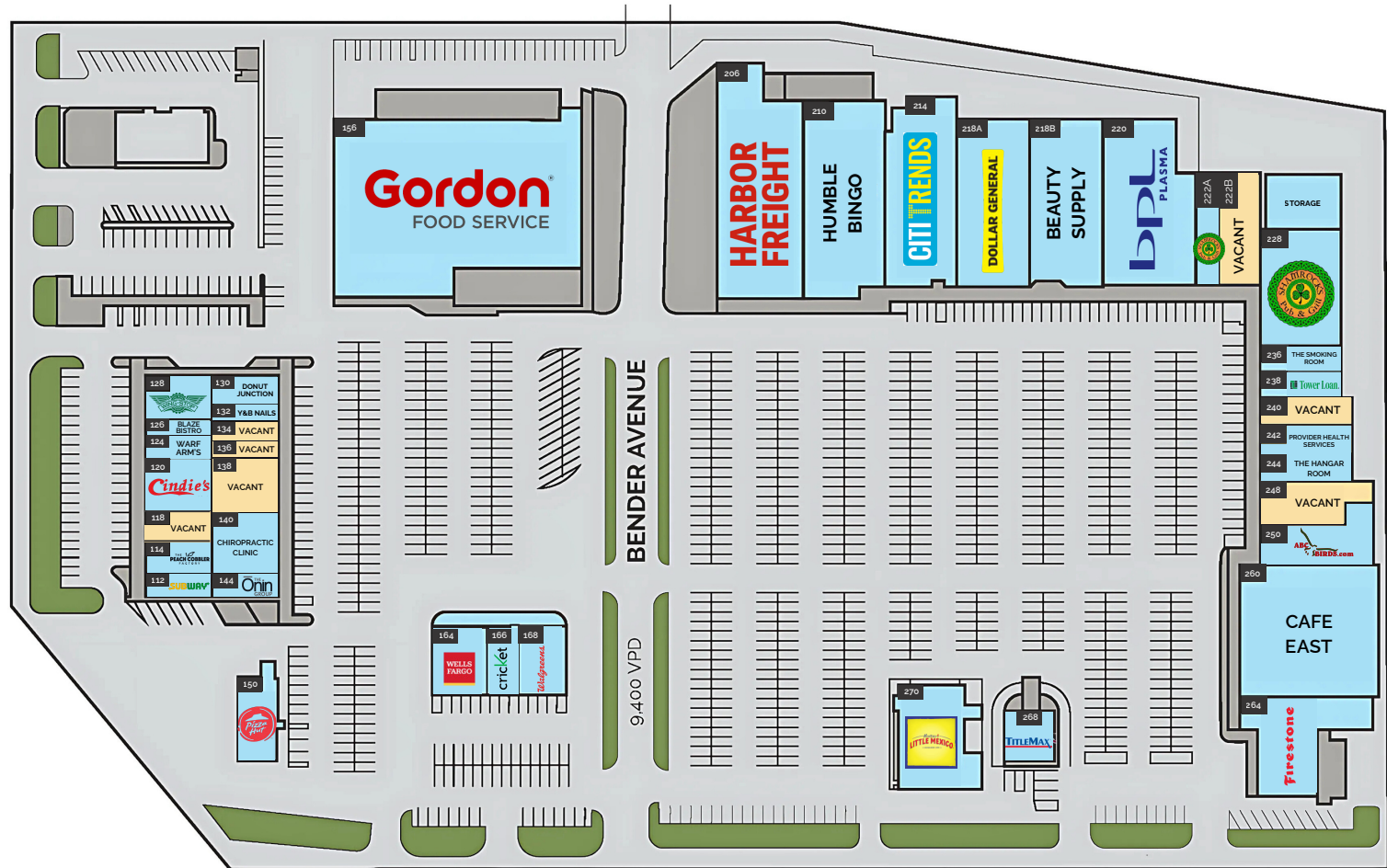
Bender Avenue @ FM 1960: **20,200**



SITE PLAN

SUITE #	RETAIL	SQ FT
112	Subway	1,200
114	The Peach Cobbler Factory	1,800
118	Available	1,500
120	Cindie's	3,000
124	Warf Arm's	1,200
126	Blaze Bistro	1,300
128	Wingstop	2,000
130	Donut Junction	1,500
132	Y & B Nails	1,020
134	Available	1,080
136	Available	900
138	Available	3,000
140	Chiropractic Clinic	3,300
144	Onion Staffing	1,200
150	Pizza Hut	2,680
156	Gordon's Food Services	34,160
206	Harbor Freight Tools	15,050
210	Humble Bingo	12,054
214	Citi Trends	10,455
218A	Dollar General	10,500
218B	Beauty Supply	10,000
220	BPL Plasma	11,300
222A	Shamrock's	1,900
222B	Available	3,800
228	Shamrock's	7,508
236	The Smoking Room	1,260
238	Tower Loans	1,800
240	Available	2,000
242	Provider Health Services	2,000
244	The Hangar Room	2,000
248	Available	3,475
250	ABC Birds	4,117
260	Cafe East	15,133
264	Firestone	6,800
268	Title Max	1,600
270	Monterey's Tex Mex	6,225
Storage (Not Retail Space)		1,680

US Highway 59 (Feeder)



FM 1960 Business (1st Street)

SUITE #	RETAIL	SQ FT
164	Wells Fargo	3,500
166	Cricket Wireless	965
168	Walgreens	2,500



**Pylon Sign with
Freeway Visibility**

Community Center Retail
with **966 Parking Spaces**





CONTACT INFO

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