



# Retail Space for Lease



## SOUTH SHORE MARKETPLACE

### LOCATION

2640 League City Parkway (SH 96)  
NEC League City Pkwy @ S. Shore Blvd.  
League City, Texas 77573

### RETAIL SPACES AVAILABLE

1,000 sq. ft

### RENTAL RATE

\$24-28 + NNN

### NNN EXPENSES

\$9.65 psf

### DEMOGRAPHICS

	1-mile	3-mile	5-mile
2007 Estimated Population	3,780	51,925	104,759
2012 Projected Population	4,611	58,428	114,943
Average HH Income	\$93,004	\$91,233	\$88,533

### TRAFFIC COUNTS

League City Pkwy (west of S. Shore Blvd)	19,200 vpd
League City Pkwy (east of S. Shore Blvd)	13,000 vpd



### CONTACT

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# South Shore



SITE SUMMARY - +/-32,012 SF		
1	Century 21	2,737 SF
2	AT&T Wireless & More	1,400 SF
3	Gap Cleaners	1,400 SF
4	Gulf Breeze Dental Care (Dental One)	2,100 SF
5	Boca Tanning Club	3,500 SF
6	South Shore Family Medicine	1,800 SF
7	Vacant	1,000 SF
8	Jade Garden Chinese Cuisine	2,800 SF
9	South Shore Postal +	1,200 SF
10	Gulf Vision	1,200 SF
11	Mexican Restaurant	1,400 SF
12	Bay Colony Nails and Spa	2,000 SF
13	Subway	1,400 SF
14	Great Clips	1,200 SF
15	Spring Champions Liquor	2,800 SF
16	Chase Bank	4,075 SF

+/- 6.432 Acres  
 +/- 215 Parking Spaces  
 6.71 Parking Spaces per 1,000 SF