

FOR LEASE
2,050 SF

Fairmont Shopping Center

5120 Fairmont Pkwy
Pasadena, TX 77505



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JBL
ASSET MANAGEMENT

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NOTABLE AVAILABILITIES

- » 2,050 SF available

PROPERTY HIGHLIGHTS

- » Fairmont Shopping Center benefits from excellent visibility and customer traffic due to its location off of Fairmont Parkway and being less than half a mile from the Sam Houston Tollway exit
- » The center benefits from exceptional retail synergies with the surrounding retailers including: Walmart, Home Depot, Lowe's, Target, Marshalls, Ross, Best Buy and more
- » Come join a fantastic and diverse tenant roster at the Fairmont Shopping Center including: JCPenney, Guitar Center, Ashley HomeStore, Chick-fil-A, Starbucks and Chase Bank.

TRAFFIC COUNTS

- » 35,000 VPD on Fairmont Pkwy
- » 84,000 VPD on Beltway 8

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	11,938	95,682	295,032
Households	4,335	32,314	95,463
Average HH Income	\$70,693	\$56,112	\$57,080
Daytime Population	14,599	94,807	273,924

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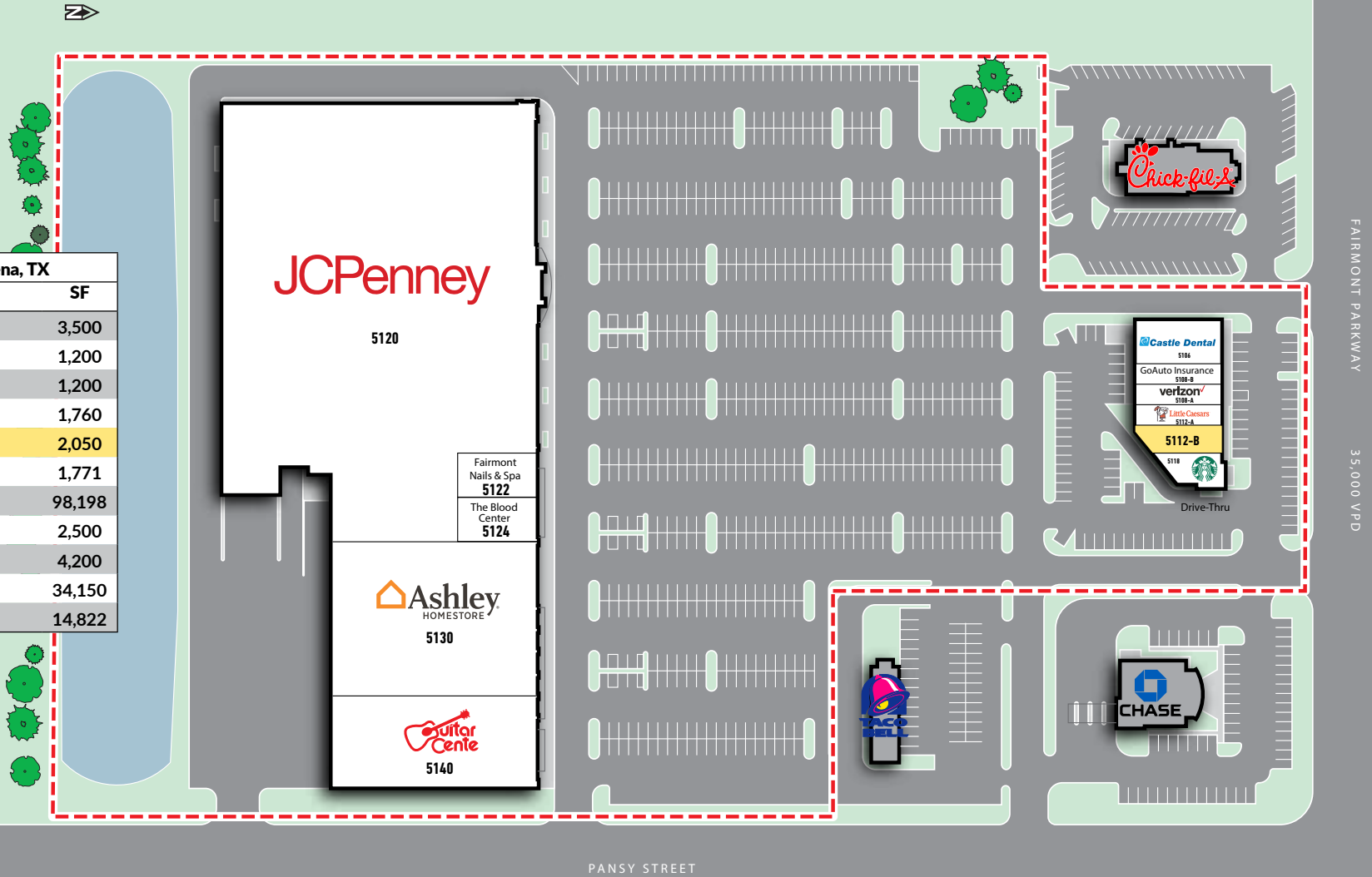
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Fairmont Shopping Center Pasadena, TX		
Suite	Tenant	SF
5106	Castle Dental	3,500
5108-B	GoAuto Insurance	1,200
5108-A	Verizon	1,200
5112-A	Little Caesar's	1,760
5112-B	AVAILABLE	2,050
5118	Starbucks	1,771
5120	J.C. Penney	98,198
5122	Fairmont Nails & Spa	2,500
5124	The Blood Center	4,200
5130	Ashley HomeStore	34,150
5140	Guitar Center	14,822



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