

**FOR LEASE**  
1,200 - 2,336 SF

# Southgate Shopping Center

4425 W Fuqua St  
Houston, TX 77045



Juan P. Restrepo

(954) 866-0246

juan@jblmgmt.com

Javier Masferrer

(954) 364-7585

javier@jblmgmt.com

**JBL**  
ASSET MANAGEMENT

**FOR LEASE**  
1,200 - 2,336 SF

# Southgate Shopping Center

4425 W Fuqua St  
Houston, TX 77045



## AVAILABILITIES

- » 1,200 - 2,336 SF in-line space available

## PROPERTY HIGHLIGHTS

- » Grocery anchored (Foodarama) neighborhood center in rapidly growing area of southwest Houston
- » National tenant mix anchored by dd's, Family Dollar, and CVS Pharmacy

## TRAFFIC COUNTS

- » 18,387 VPD on W Fuqua St
- » 12,766 VPD on Hiram Clarke Rd



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	14,084	98,439	253,166
Households	4,252	29,885	87,870
Average HH Income	\$72,139	\$77,962	\$97,345
Daytime Population	10,932	75,345	205,097



Juan P. Restrepo



(954) 866-0246



juan@jblmgmt.com

Javier Masferrer



(954) 364-7585



javier@jblmgmt.com

**JBL**  
ASSET MANAGEMENT

## SOUTHGATE SHOPPING CENTER

HOUSTON, TX

SUITE	TENANT	SF
4451	CVS	10,908
4407 - H	Pizza Hut/Wing Street	1,080
4407 - F	T-Mobile	1,570
4407 - E	Green Smoke and Vape	1,228
4407 - D	Tweety's Liquor	1,222
4407 - C	Supreme Wireless	900
4407 - B	La Sipota Ice Cream	1,044
4407 - A	Fuqua Medical Center	1,923
4407 - K	Hair by Sunny	900
4407 - L	Available	1,200
4407 - R	Brident Dental & Orthodontics	3,600
4333 - A	H & R Block	1,100
4333 - B	Family Dollar	10,891
4363	Available	2,310
4371	Active Athlete	3,840
4375	Y2 Beauty Mart	3,100
4401	dd's Discounts	20,000
4411	Soul Train - New York	1,280
4413	Kut Junkiez Barbershop	1,020
4415	Subway	1,490
4425	Foodarama	43,970
4431	Galaxy Insurance	970
4435	Partners in Primary Care	6,572
4435 - A	Available	2,336

Available



W FUQUA ST

18,387 VPD

HIRAM CLARKE RD 12,766 VPD

