



Fulton Retail Center

2601-2619 Fulton St, Houston, TX 77009



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Fulton Retail Center

\$20.00 /SF/YR

This retail center offers an excellent leasing opportunity just 3 miles from Downtown Houston. Two suites are currently available, including Suite 2617, a 9,180 SF end-cap space formerly occupied by Family Dollar, and Suite 2605, offering 1,570 SF ideal for retail, medical, office, or service-oriented users. The property also features prominent pole signage, providing outstanding visibility for tenants. Positioned along Fulton Street, the property benefits from approximately 5,805 vehicles per day (TxDOT 2022) and is located within Flood Zone X, offering added long-term stability. With four access points from Fulton, Booth, Gentry, and Panama Streets, the center provides excellent accessibility and customer convenience. The property offers quick access to Interstate 45, U.S. Highway 59/69, Interstate 10, and I-610 Loop and is conveniently located near multiple METRORail Red Line stations and METRO bus routes, providing easy access for both employees and customers. Just minutes from Downtown Houston and the Near Northside, this property presents an outstanding opportunity for businesses seeking a highly accessible location with excellent visibility and connectivity....

- 4 Access Points on Fulton Street, Booth Street, Gentry Street, and Panama Street
- Heavy Daytime Traffic - 5,805 VPD (TxDOT 2022) on Fulton Street
- Easy Access to Interstate 45, U.S. Highway 59/69, Interstate 10, and I-610 Loop
- 3 Miles from Downtown Houston and Adjacent to METRORail Red Line
- Flood Zone X
- Pylon Signage

Rental Rate:	\$20.00 /SF/YR
Total Space Available:	10,750 SF
Max. Contiguous:	9,180 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	7
Center Properties:	1
Frontage:	255' on Fulton Street
Gross Leasable Area:	25,955 SF
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	70 (Moderately friendly)
Rental Rate Mo:	\$1.67 /SF/MO

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1st Floor Ste 2605

Space Available	1,570 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Space was formerly Medical/Dentist office. Ready for another similar medical professional or the space can be converted back to standard retail space.

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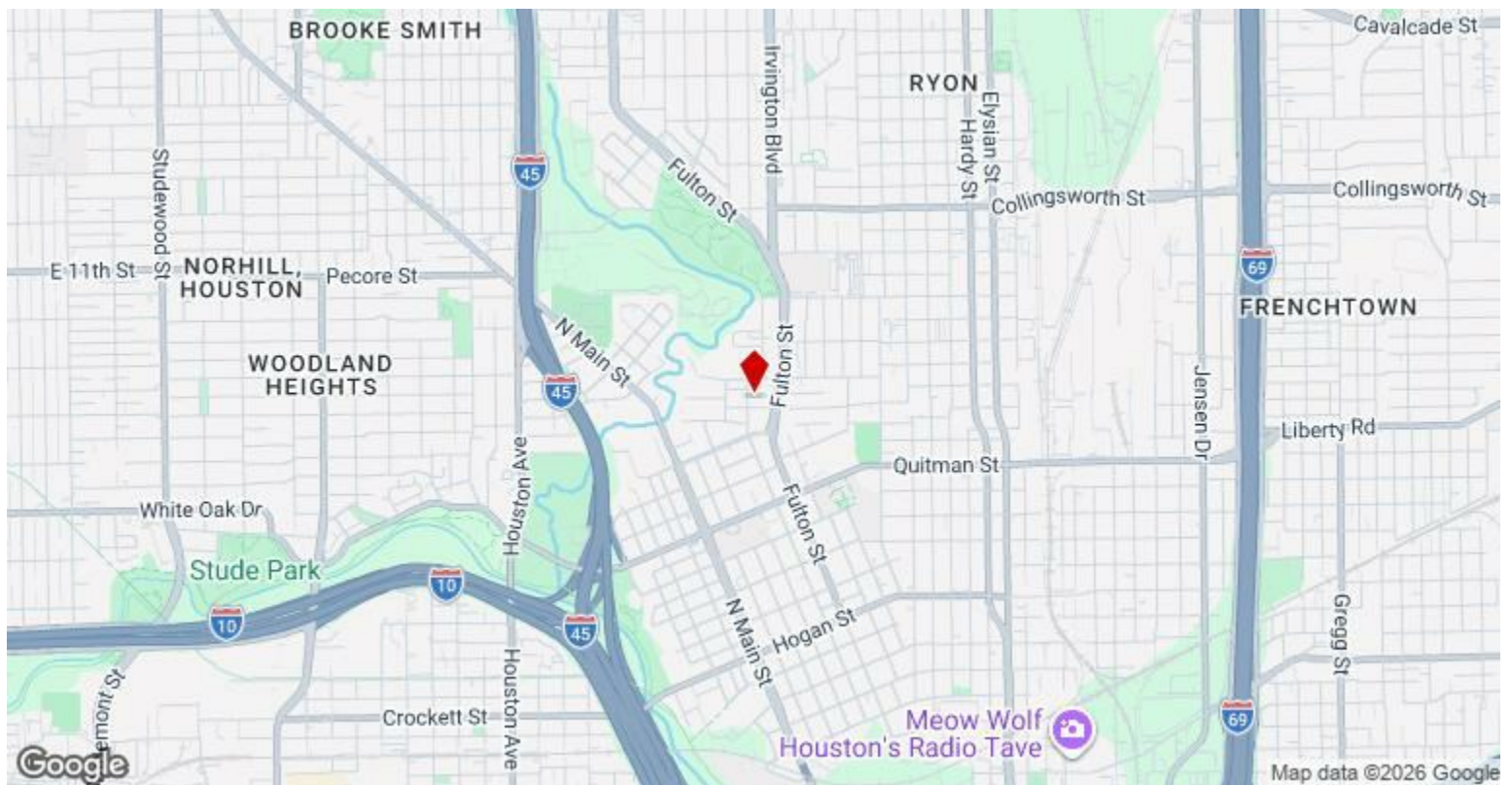
1st Floor Ste 2617

Space Available	9,180 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Space was formerly occupied by Family Dollar. Ready for another similar retailer or space can be converted to a different type of end user, such as a restaurant or an event venue.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
ACE Cash Express	-	
Green Light Mobile	-	
Latina Smile Dental	-	June 2017
Little Caesars	-	



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