



Drive Thru Available

For Lease

9121-9215
BROADWAY



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PROPERTY HIGHLIGHTS

- Drive-Thru available
- Endcap space available
- Retail space located on the hard corner of Broadway and Sunrise Meadow Dr
- Easy access with surface lot
- New spaces available Q4 - 2026
- 2nd generation spaces now available

FACTS & FIGURES

Location
9121-9215 Broadway St
Pearland, TX 77584

9139 Broadway - 10,256 SF
9133 Broadway - 18,993 SF
9215 Broadway - 19,724 SF
9121 Broadway - 2,800 SF



2026
Population

1 Mile	11,474
3 Miles	74,327
5 Miles	183,522



2026
Households

1 Mile	3,948
3 Miles	26,317
5 Miles	63,177



2026 Average
Household Income

1 Mile	\$160,817
3 Miles	\$155,654
5 Miles	\$145,302



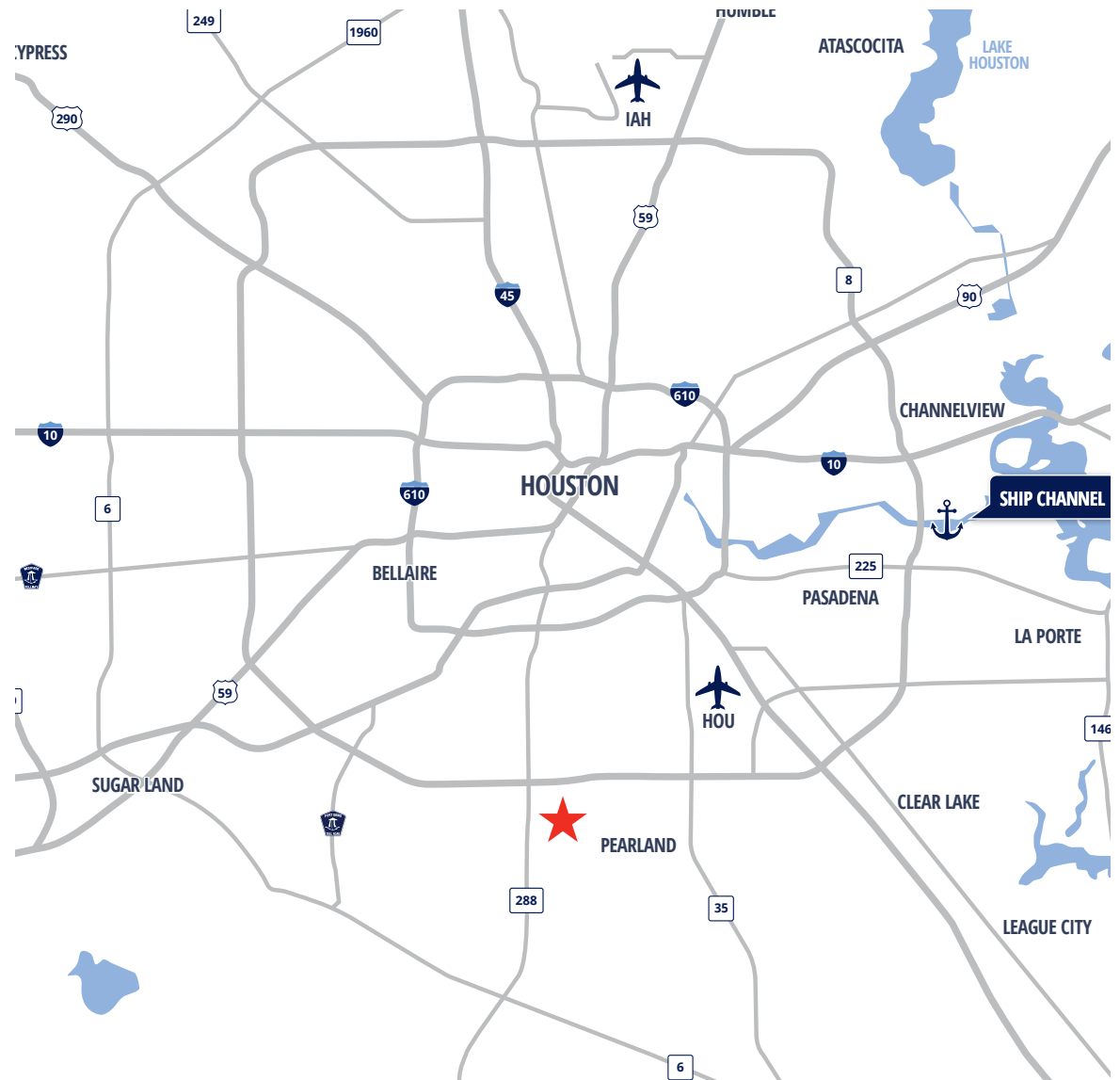
2026
Total Businesses

1 Mile	520
3 Miles	2,657
5 Miles	4,796



2026
Total Employees

1 Mile	4,073
3 Miles	25,568
5 Miles	44,101



PROPERTY HIGHLIGHTS

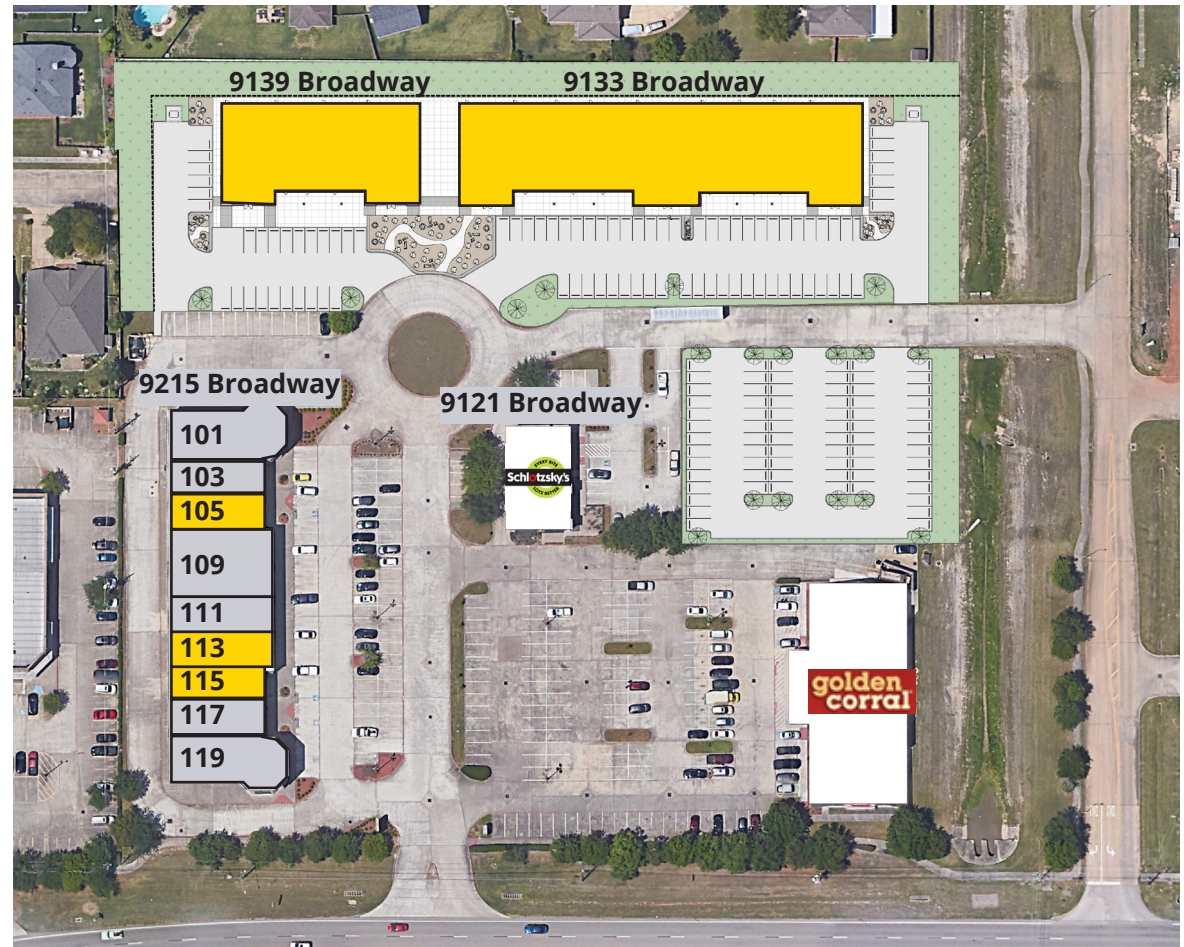
Pearland Center | Pearland, Texas 77584

9215 Broadway (existing building)

Suite	SF	Notes
105	1,800	Former medical suite
113	1,800	Vacant built-out pharmacy
115	2,139	Spa / Nail Salon

9133-9139 Broadway (new buildings)

1,434 - 18,993 SF available
Drive-thru available
End caps available
Shell condition



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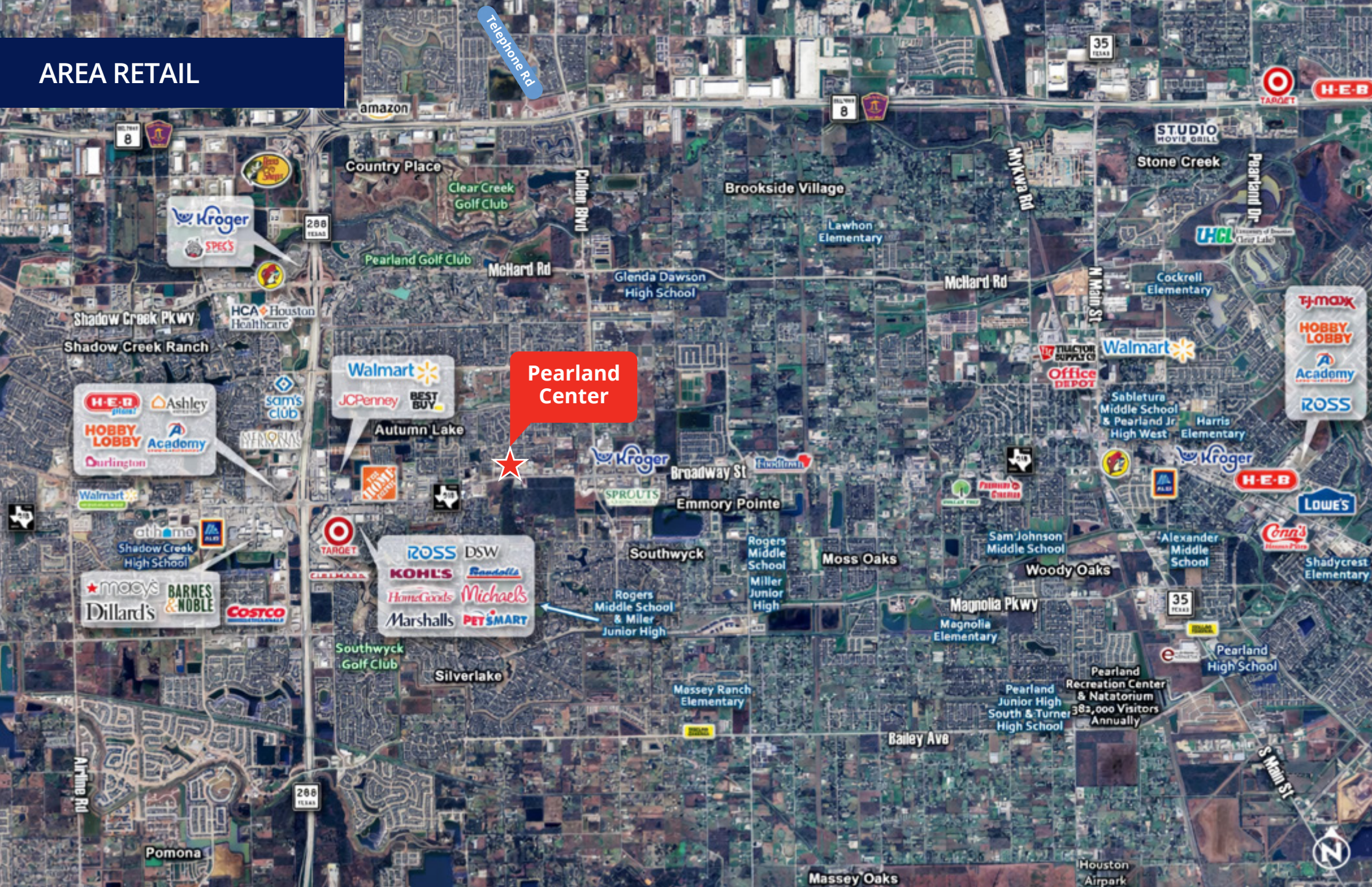
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