

FOR SUBLEASE

**3342 Spencer Hwy.**

PASADENA, TX 77504

12,043 BUILDING SF AVAILABLE



## PROPERTY HIGHLIGHTS

- Access to Beltway 8
- Former CVS in Pasadena
- Intersection of Spencer Hwy. and Strawberry Rd.
- Great visibility with entry on both sides of the intersection
- Kroger shopping center with a Chick-fil-A around the corner

## PROPERTY FEATURES

- Parking Ratio: 5.32/1,000 SF
- Term: Contact Broker for Details
- Gross Rate: Negotiable
- Sublease Rate: Negotiable

### Comments:

- Second Generation Space

For more information, please contact:

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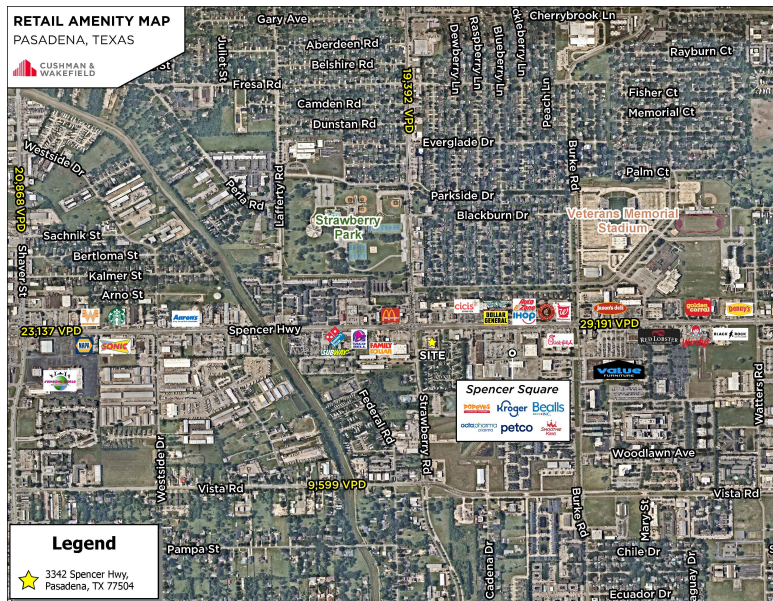
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## AERIAL MAP



### Population:

1 Mile: 14,547

3 Miles: 140,696

5 Miles: 276,544

### Median Household Income:

1 Mile: \$41,651

3 Miles: \$52,866

5 Miles: \$55,128

### Median Home Value:

1 Mile: \$111,905

3 Miles: \$137,020

5 Miles: \$145,557

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