



Greatland Center

9510 Beechnut Street, Houston Texas 77036

3,340 SF Retail Space Available



For leasing information, please contact:

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Property Description

Greatland Center is located at the northeast corner of Beechnut Street and Corporate Drive in the heart of the West Bellaire trade area. This trade area is home to some of the most significant residential and business density in the city, with over 227,000 households and 22,410 businesses within a five mile radius of the center. With 360 feet of frontage along Beechnut and 390 feet of frontage on Corporate, Greatland Center has maximum visibility and exposure on one of Houston's busiest streets.

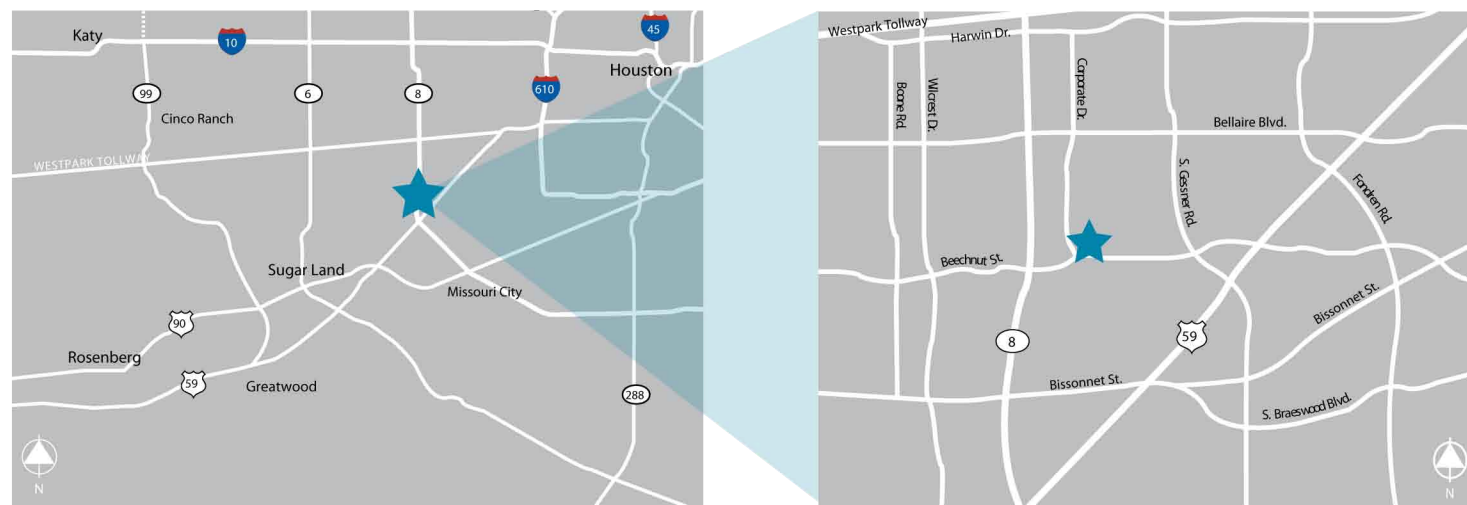
Available for Lease

- 3,340 SF Second-Generation Space (Next to Dollar City)

Traffic Counts

- 47,113 cars per day on Beechnut St. (2007 counts)
- 13,990 cars per day on Corporate Dr. (2006 counts)
- 195,600 cars per day on Beltway 8 (2006 counts)

Location



Merchants - Area Retailers



Demographics

Active Population:

- 2 Mile: 119,728
- 3 Mile: 252,602
- 5 Mile: 611,092

Residential Count:

- 2 Mile: 40,069
- 3 Mile: 88,527
- 5 Mile: 227,567

Average Household Income:

- 2 Mile: \$37,680
- 3 Mile: \$43,411
- 5 Mile: \$60,912

Growth Since 2010 Census:

- 2 Mile: 15.51%
- 3 Mile: 15.39%
- 5 Mile: 13.66%





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POSTALCOUNT PRO DELIVERY STATISTICS as of 3/2012

SUMMARY PROFILE 2000 - 2010 Census, 2011 Estimates with 2016 Projections

Beechnut & Corporate Houston, TX			2 Miles	3 Miles	5 Miles
Summary Data					
Demographic Adjustment	Census 2010 Households		34,689	76,722	200,208
	Route Active Residential Count		40,069	88,527	227,567
	Census 2010 Average Persons per Household		2.97	2.84	2.68
	Census 2010 Population		104,206	219,895	539,576
	Recalculated Route	Lower range	119,103	251,530	609,932
	Active Population	Upper range	119,728	252,602	611,092
Census Households vs Route Residential Count			15.51%	15.39%	13.66%
Origination Data					
Residential Demographics	Active Residential Delivery		38,935	86,043	218,576
	Active Residential Box		1,134	2,482	8,986
	Active Residential Count		40,069	88,526	227,564
	Additional Active General Delivery Count		-	-	2
	Total Active Residential Count		40,069	88,527	227,567
	Additional Possible General Delivery Count		-	-	2
	Total Possible Residential Count		41,703	92,330	241,054
	Census 2010 Households		34,689	76,722	200,208
	Population in households		103,110	217,988	536,606
	1-person household		24.60%	27.44%	29.80%
	2-person household		23.82%	24.73%	26.63%
	3-person household		17.35%	16.60%	16.05%
	4-person household		15.05%	13.99%	13.11%
	5-person household		10.07%	9.03%	7.69%
	6-or-more person household		9.11%	8.21%	6.71%
	Population in Group Quarters		1,096	1,907	2,971
	Correctional Facilities - Adult		14.05%	8.08%	5.22%
	Correctional Facilities - Juvenile		-	-	4.48%
	Nursing Facilities		36.62%	43.23%	51.58%
	Higher Education Housing		37.20%	37.97%	24.37%
	Military Quarters		-	-	-
	Other Facilities		12.13%	10.72%	14.35%
	Total Housing Units		40,944	89,789	229,064
	Occupied housing units		84.72%	85.45%	87.40%
	Owner-occupied housing units		26.14%	31.60%	36.63%
	Renter-occupied housing units		73.86%	68.40%	63.37%
Business Demos	Drop Site Business or Family Served Count		486	1,359	6,722
	Active Business Deliveries		5,041	10,726	25,506
	Possible Business Deliveries		5,655	12,216	29,240
	Active Versus Possible Business Deliveries		12.18%	13.90%	14.64%

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Beechnut & Corporate Houston, TX			2 Miles	3 Miles	5 Miles
POPULATION	2011 Estimated Population		105,057	222,516	547,836
	2016 Estimated Population		110,026	235,332	584,020
	2010 Census Population		104,209	219,883	540,005
	2000 Census Population		105,413	217,735	516,982
	Historical Annual Growth 2000 to 2011		-	0.2%	0.5%
	Projected Annual Growth 2011 to 2016		0.9%	1.2%	1.3%
	2011 Median Age		32.3	32.4	32.4
HOUSEHOLDS	2011 Estimated Households		34,849	77,508	203,529
	2016 Projected Households		36,151	81,374	217,043
	2010 Census Households		34,692	76,716	200,334
	2000 Census Households		37,334	79,765	198,875
	Historical Annual Growth 2000 to 2011		-0.6%	-0.3%	0.2%
	Projected Annual Growth 2011 to 2016		0.7%	1.0%	1.3%
POPULATION BY RACE	2011 Estimated White		36.8%	38.1%	42.7%
	2011 Estimated Black or African American		21.8%	24.0%	23.8%
	2011 Estimated Asian & Pacific Islander		14.3%	13.3%	13.2%
	2011 Estimated American Indian & Native Alaskan		0.1%	0.1%	0.1%
	2011 Estimated Other Races		21.2%	18.8%	15.2%
	2011 Estimated Hispanic		57.5%	52.6%	44.1%
INCOME	2011 Estimated Average Household Income		\$37,680	\$43,411	\$60,912
	2011 Estimated Median Household Income		\$30,207	\$35,247	\$47,652
	2011 Estimated Per Capita Income		\$13,104	\$15,656	\$22,952
EDUCATION (AGE 25+)	2011 Elementary		26.7%	22.5%	18.0%
	2011 Some High School		13.8%	12.5%	10.2%
	2011 High School Graduate		32.1%	32.1%	28.2%
	2011 Some College		19.6%	21.8%	22.3%
	2011 Associates Degree Only		4.6%	5.8%	6.1%
	2011 Bachelors Degree Only		14.9%	17.5%	21.7%
	2011 Graduate Degree		6.5%	7.5%	11.3%
BUSINESS	Number of Businesses		4,486	9,569	22,410
	Total Number of Employees		54,958	109,095	246,576
	Employee Population per Business		12.2	11.4	11.0
	Residential Population per Business		23.4	23.3	24.4

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