

## BELTWAY SOUTH

11601-11799 S. Sam Houston Parkway E., Houston, TX 77089  
 TOTAL GLA: 114,099

## BRIEF DESCRIPTION

Beltway South is a 114,099 square foot grocery-anchored neighborhood shopping center in southeast Houston, TX. The center is anchored by a recently remodeled Kroger. Positioned at I-45 & Sam Houston Tollway, the center benefits from direct exposure to 285,000 VPD. Beltway South draws its healthy consumer base from dense single family residential and newer multi-family, as well as commercial developments along the Beltway corridor.



## DEMOGRAPHICS

### 2026 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	15,706	5,633	\$88,955
3-Mile	111,231	36,821	\$101,673
5-Mile	251,426	85,594	\$105,106

### TRAFFIC COUNTS

Total	110,000
S. Sam Houston Tollway	95,000
Sabo Road	15,000

## PROPERTY HIGHLIGHTS

### BULLET POINTS

- County: Harris
- Type: Retail
- Year Built: 1998
- Metro Area: Houston

## CONTACTS

### LEASING

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### LEASING TEAM

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SUITE	GLA	TENANT
PAD A	6,925	Mavis Tires and Brakes
11605	2,681	Jack In The Box
11615	6,400	Petco
11619	1,200	Available
11623	2,000	Liquor Depot
11629	1,200	GNC
11635	5,000	CATO
11701	64,822	Kroger
11705	1,600	State Farm
11709	2,000	Little Pandalas Urgent Care
11713	2,000	Subway
11717	1,050	Shyla Brows & Lashes
11721	2,800	Available
11723	1,700	Bayou City Dental
11725	2,450	Cosmo Nail Bar
11791	2,586	KFC
12123	1,500	Dragon Chinese Cuisine
12125	3,225	Available
12127	1,750	La Monarca Michoacana
12155	1,200	Nail & Tan 2000