



SOUTHSIDE COMMONS
RETAIL/RESTAURANT SPACE FOR LEASE
HOUSTON, TX

SHOP^{COS.}

ABOUT

PROJECT SCOPE

The iconic 1950’s building sits at the south end of the 2.8 acres lot between Moeller’s Bakery, Uzi’s Auto Shop and Trammell Crows’ Alexan apartment development. The property is surrounded by the prestigious West U, Bellaire & Southside neighborhoods. The redevelopment of the former Palace Lanes is currently under construction with plans for Tenant delivery estimated to be 1Q 2020 with tenants anticipating to open Summer of 2020. Medical/Office will occupy the 2nd floor with retail, restaurant and entertainment on the 1st floor.

TRAFFIC

- Bellaire Blvd: 31,182 VPD-16
- 610 West Loop Fwy: 215,217 VPD-17

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	19,722	217,625	518,042
Avg. HH Income	\$238,211	\$128,947	\$113,561
Total Housing Units	6,957	96,504	52,758
Median Age	41.0	34.6	35.0
Medium Home Value	\$842,857	\$590,023	\$427,718



TENANTS

PALACE BOWL & SOCIAL



Palace Bowl & Social has been a Houston institution since 1955 and a group of local investors aim to revitalize the entertainment venue into a state of the art community amenity. PBS will occupy $\pm 30,000$ sf on the first floor and the concept will include 8 bowling lanes, $\pm 5,000$ sf arcade, golf simulators, shuffleboards, esports and bar & restaurant. The family friendly menu will feature local inspirations and spirits. Its highly anticipated opening will take place mid 2020.

HOUSTON METHODIST



Houston Methodist will occupy $\pm 16,000$ sf on the second floor with one of their award winning general practice groups. Houston Methodist was recently ranked the #1 Hospital for patient care in the state of Texas.

THE CENTER FOR ENT



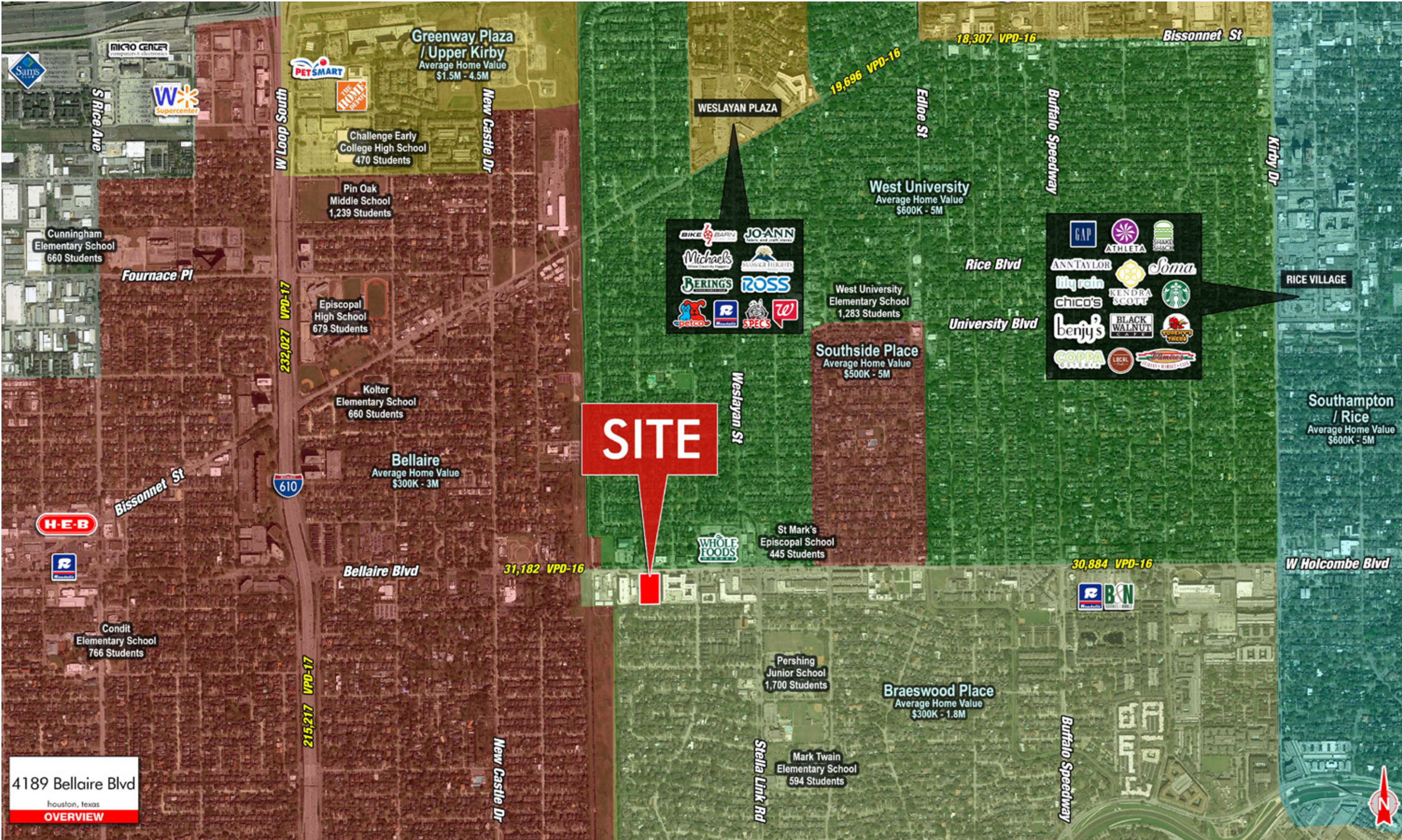
The Center for ENT is comprised of $\pm 21,000$ sf on the second floor. For the past 50 years, The Center of ENT has been the premier ear, nose and throat practice in the Texas Medical Center.

GREATER HOUSTON ORTHODONTICS



A local orthodontics provider will occupy $\pm 3,000$ sf on the second floor. Catering to both adolescent and adult patients with services ranging from consults, Braces and Invisalign applications as well as emergency care.

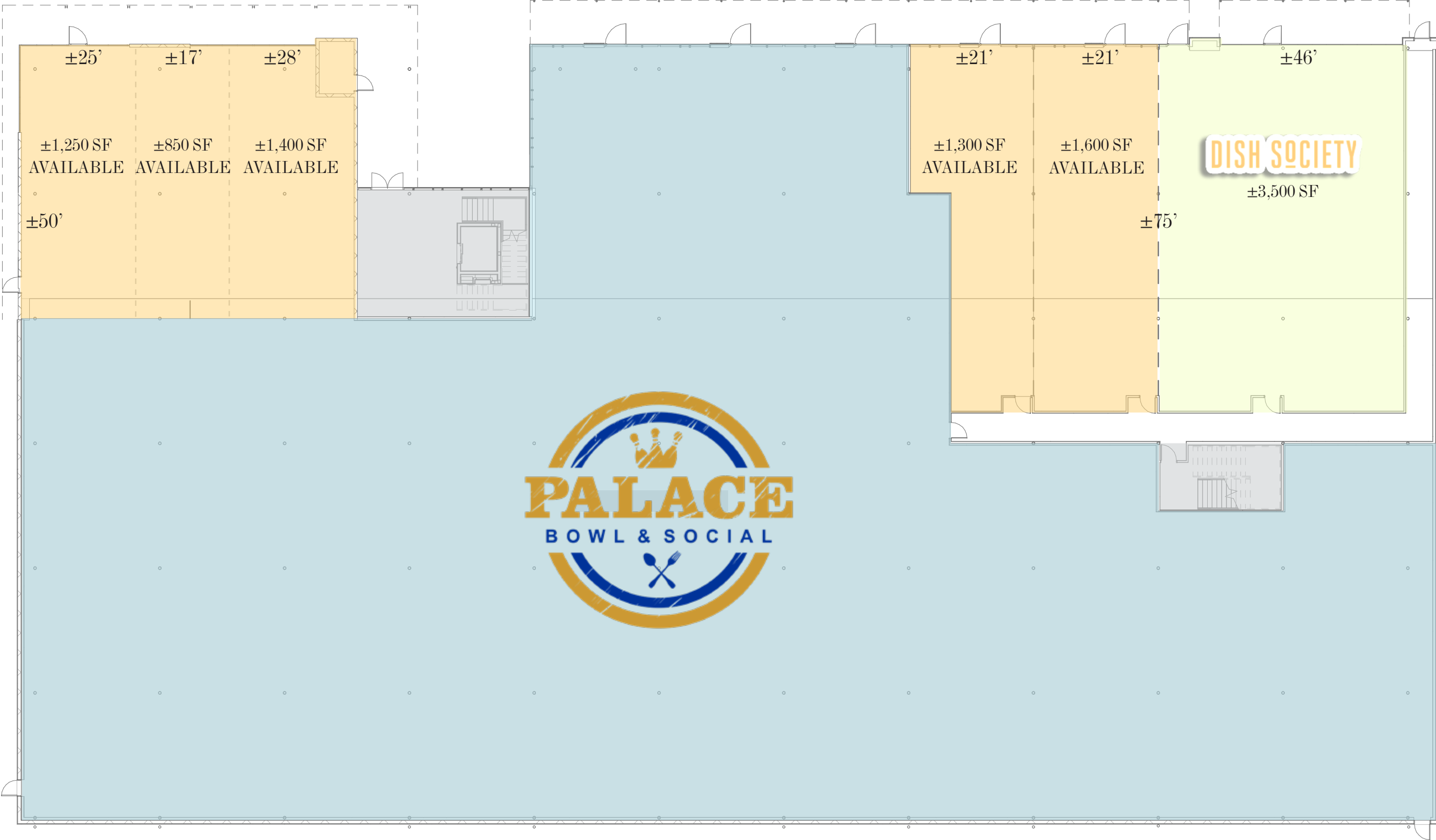
SURROUNDING NEIGHBORHOODS



SOUTHSIDE COMMONS



SITE PLAN



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