

MIRAMAR SHOPPING CENTER

SEABROOK, TEXAS



SIZE

93,691 square feet

MAJOR TENANTS

Palais Royal

Burke's Outlet

Tuesday Morning



LOCATION

2000-2100 St Highway 146 | Seabrook, Texas 77586

PROPERTY HIGHLIGHTS

- 93,691 sf with Palais Royal, Burke's Outlet, Tuesday Morning, Sherwin Williams and Blockbuster
- Excellent location on S.R. 146 (Bayport Blvd), 15 miles southeast of Houston
- Population exceeds 80,200 in a five-mile trade area with average household income over \$100,600

LEASING CONTACT

Rob Murphy

Phillips Edison & Company
11501 Northlake Drive
Cincinnati, OH 45249

Office (513) 746-2559

Mobile (513) 254-9885

rmurphy@phillipsedison.com

MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY

MIRAMAR SHOPPING CENTER

2000-2100 STATE HWY 146 | SEABROOK, TX 77586

| SPACE | TENANT | SQ. FT. |
|----------------------|------------------------------|---------------|
| 10 | Seabrook Trophy & Awards | 4,069 |
| 40 | Beacon Federal Credit Union | 2,400 |
| 50 | PT Nails | 1,200 |
| 60 | Leased AVAILABLE | 1,208 |
| 70 | Hi-Tech Cuts | 1,188 |
| 80 | Burkes Outlet | 15,967 |
| 100 | Tuesday Morning | 8,460 |
| 120 | Allcar Insurance Agency | 766 |
| 130 | Edward Jones | 1,588 |
| 150 | Kids Workshop | 2,392 |
| 160 | Mama Bella's Beauty Salon | 1,208 |
| 170 | Cricket | 1,208 |
| 180 | Sherwin Williams | 3,972 |
| 190 | Family Dollar | 9,000 |
| 200 | Tiger's Den | 7,000 |
| 210 | Stage Stores | 22,000 |
| 220 | Pizza Hut | 1,666 |
| 230 | Jackson Hewitt | 2,500 |
| O-1 | Rustic Design Company (Temp) | 5,500 |
| TOTAL SQ. FT. | | 93,292 |

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others



PHILLIPS EDISON & COMPANY

MIRAMAR SHOPPING CENTER

2000-2100 State Highway 146 | Seabrook, Texas 77586



PHILLIPS EDISON & COMPANY

MIRAMAR SHOPPING CENTER

2000-2100 State Highway 146 | Seabrook, Texas 77586

Logos are for identification purposes only and may be trademarks of their respective companies.



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. 2009 Sites USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.



PHILLIPS EDISON & COMPANY

Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 29.570165 Longitude: -95.026723

| Miramar Shopping Center Seabrook, TX | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius | 10.00 Mile Radius |
|---|---------------------------------------|------------------|------------------|------------------|-------------------|
| Population | Q4 2013 Estimated Population | 8,724 | 32,424 | 80,228 | 346,116 |
| | 2018 Projected Population | 9,122 | 34,750 | 88,612 | 380,055 |
| | 2010 Census Population | 8,523 | 31,301 | 75,379 | 325,839 |
| | 2000 Census Population | 7,214 | 28,196 | 63,858 | 266,399 |
| | 1990 Census Population | 5,731 | 20,356 | 46,390 | 205,938 |
| | Historical Annual Growth 1990 to 2000 | 2.33% | 3.31% | 3.25% | 2.61% |
| | Historical Annual Growth 2000 to 2010 | 1.68% | 1.05% | 1.67% | 2.03% |
| | Estimated Annual Growth 2010 to 2013 | 0.62% | 0.94% | 1.68% | 1.62% |
| | Projected Annual Growth 2013 to 2018 | 0.90% | 1.40% | 2.01% | 1.89% |
| | Median Age | 38.8 | 41.8 | 39.6 | 36.0 |
| Households | Q4 2013 Estimated Households | 3,680 | 13,242 | 32,640 | 130,006 |
| | 2018 Projected Households | 3,849 | 14,221 | 36,014 | 143,348 |
| | 2010 Census Households | 3,592 | 12,763 | 30,704 | 121,991 |
| | 2000 Census Households | 3,184 | 11,457 | 26,037 | 99,368 |
| | 1990 Census Households | 2,648 | 8,549 | 19,327 | 76,752 |
| | Historical Annual Growth 1990 to 2000 | 1.86% | 2.97% | 3.03% | 2.62% |
| | Historical Annual Growth 2000 to 2013 | 1.21% | 1.09% | 1.66% | 2.07% |
| | Estimated Annual Growth 2000 to 2013 | 0.65% | 0.99% | 1.64% | 1.71% |
| | Projected Annual Growth 2013 to 2018 | 0.90% | 1.44% | 1.99% | 1.97% |
| | Population per Household | 2.37 | 2.43 | 2.45 | 2.65 |
| Population by Race | White | 77.3% | 78.3% | 73.7% | 62.3% |
| | Black or African American | 3.8% | 3.4% | 4.5% | 6.7% |
| | Asian & Pacific Islander | 3.7% | 3.8% | 4.5% | 6.0% |
| | Other Races | 2.2% | 2.1% | 2.1% | 2.2% |
| | Hispanic Population | 12.9% | 12.5% | 15.2% | 22.7% |
| Income | Average Household Income | \$97,368 | \$109,238 | \$100,621 | \$91,385 |
| | Median Household Income | \$74,525 | \$85,979 | \$81,135 | \$74,574 |
| | Per Capita Income | \$41,089 | \$45,069 | \$41,161 | \$34,459 |
| Education (Age 25+) | Elementary | 1.2% | 1.7% | 2.0% | 4.3% |
| | Some High School | 3.3% | 3.4% | 3.9% | 6.0% |
| | High School Graduate | 12.5% | 15.2% | 17.4% | 21.3% |
| | Some College | 27.6% | 25.7% | 25.0% | 24.7% |
| | Associates Degree Only | 7.3% | 7.1% | 7.7% | 8.7% |
| | Bachelors Degree Only | 31.8% | 30.6% | 28.6% | 23.2% |
| | Graduate Degree | 16.3% | 16.3% | 15.4% | 11.8% |
| Business | Number of Businesses | 213 | 767 | 1,857 | 7,816 |
| | Total Number of Employees | 3,204 | 12,267 | 41,089 | 167,400 |
| | Employees per Business | 15.07 | 16.00 | 22.12 | 21.42 |
| | Residential Population per Business | 41.02 | 42.29 | 43.19 | 44.28 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.