

PROJECT OVERVIEW

OAKS ON NORMANDY RETAIL CENTER

Physical Characteristics

Location:	902 Normandy Southwest corner of Normandy and Greens Bayou Drive
Key Map Reference:	496 F
Net Rentable Area:	10,500 square feet
Total Rent Area:	5,500 square feet
Bay Depth:	65 feet
Parking:	47 cars 4.47 / 1,000 SF
Major Tenant:	East Houston Medical & Pediatric Clinic (5,000 SF)
Construction:	Texas Stone Veneer/EIFS/Canopy with Texas Star Ornamentation/Native Landscaping
Occupancy:	Immediate (after build out)
Pylon Sign:	Center has 30-foot pylon sign with visibility from I-10

Financial Data

Annual Rent:	\$16.00 to \$18.00/SF –Inline & End Cap Available
Lease Structure:	Triple Net (Projected at \$4.00/SF Annually)
Tenant Improvement Allowance:	\$15.00/SF

Trade Area Demographics

2000 Census Population	55,296
2000 Census Households	18,045
Current Average HH Income	\$59,807