

2015 Demographics	1 miles	3 miles	5 miles
Total Population	8,778	67,639	178,715
Growth 2015-2020	10.31%	7.57%	8.23%
Growth 2010-2015	16.13%	8.92%	9.89%
Growth 2000-2010	15.66%	12.43%	21.07%
Total Households	4,507	30,218	71,425
Average Household Income	\$72,725	\$90,597	\$101,734
Median Household Income	\$55,817	\$64,866	\$74,755
White Population	76.86%	74.51%	75.39%
Black Population	6.33%	7.31%	6.90%
Hispanic or Latino Population	17.76%	20.71%	18.28%
American Indian & Alaska Native	0.80%	0.49%	0.45%
Asian Alone	7.78%	7.25%	8.73%
Pacific Isld.	0.23%	0.12%	0.08%
Some Other Race	4.03%	7.08%	5.23%
Two or More Races	3.96%	3.24%	3.22%



Nassau Bay Village

18021 -18091 Upper Bay Road, Nassau Bay, TX 77058
(Corner of Space Park Drive)



Upper Bay Frame and Gallery



Property Highlights:

- GLA: 85,940 Square Feet
- Parking: 315 Spaces (Ratio: 3.66)
- Busy shopping center with great tenant mix, features popular farmer's market Saturdays
- Minutes to Interstate I-45
- Located in a rapidly developing area, surrounded by two major hospital
- ADT(2010): 47,000 on Nasa Route 1
- Located across the street from the Nasa Space Center
- Fully built restaurant available
- Up to 35,000 sf available



Malachite Group LTD
Real Estate Investment & Management

FOR MORE INFORMATION CONTACT:
New York Office 516.877.1677
Houston Office 713.861.8111
www.MalachiteGroup.com

*The information contained herein was obtained from sources deemed reliable; however, Malachite Group LTD makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The Presentation of this property is subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal without notice.

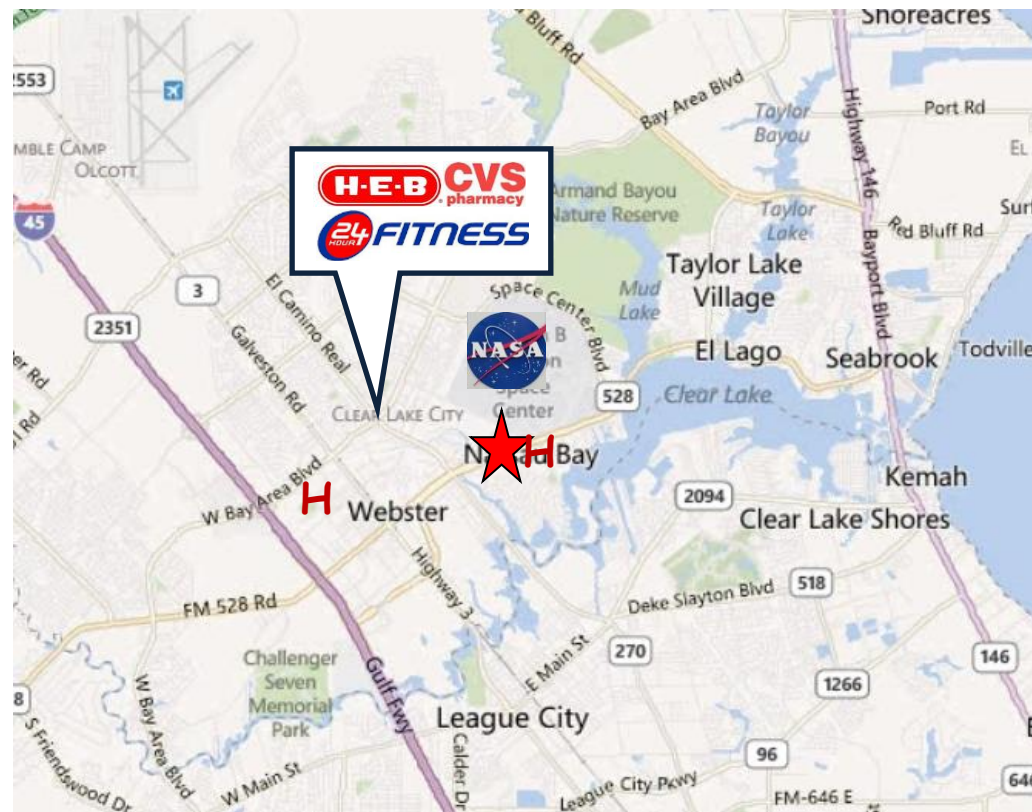


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*See important information on the back

NASSAU BAY maps



NASSAU BAY site plan



Suite	Tenant	Sq Ft
18019	VACANT	933
18021	VACANT	974
18023	VACANT (Restaurant)	5,428
18033	Mediterranean Café	2,750
18041	Erma's Nutrition	2,475
18045	Erma's Nutrition	1,840
18049	Marci's Home Décor	1,931
	Lobby to the 2nd Floor	
18069	Upper Bay Frame	1,107
18071	Pet Grooming	930
18073	VACANT	925
18081	VACANT - 2 Levels	3,012
18083	Yoga Institute	1,835
18085	VACANT	6,177
18089	VACANT	28,252
18093	Nearly New Resale	1,890
18091-27	Ship-Shape Chiropractic	1,200
18091-29	Massage Therapy	1,192
18091-33	Clear Creek Country Theatre	5,729
18091-35	Clear Creek Country Theatre	1,842
18091-37	VACANT	2,643
18091-39	VACANT	1,200
18091-41	VACANT	1,230
18091-43	VACANT (Restaurant)	1,200
18091-45	Dollar General	8,020