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FOR LEASE

Anchor Position

**3100 FM528
 Webster, TX**

**FM Hwy 528 @
 Bay Area Blvd.**

22,731 sq ft

**Rent - Negotiable
 CAM - \$1.80/sq ft
 Insur - \$0.66/sq ft
 Taxes - \$1.60/sq ft**

**Major Tenants:
 Spec's Liquor
 Fun Max Jump In
 Hollywood Video**

2008 Estimated Demographics	1 mile	2 mile	3 mile	5 mile
Population	8,333	26,943	61,427	161,152
Average Household Income	\$64,510	\$77,327	\$79,928	\$80,811
Estimated Households	3,071	9,505	21,788	58,039