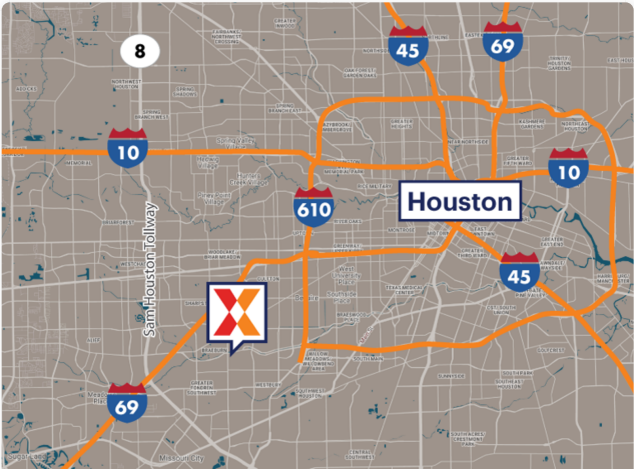


# Braesgate

Harris County   Houston-Pasadena-The Woodlands, TX   91,982 Sq Ft

9603-9701 Fondren | Houston, TX 77096

29.6744, -95.5078



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 28,499   | 216,542  | 523,468  |
| Daytime Pop. | 22,726   | 214,009  | 553,835  |
| Households   | 10,410   | 78,505   | 200,188  |
| Income       | \$80,052 | \$91,839 | \$99,550 |

Source: Synergos Technologies, Inc. 2024

High visibility from 27K+ vehicles daily on S Braeswood Blvd and 24K+ vehicles daily on Fondren Rd (Kalibrate 2025)

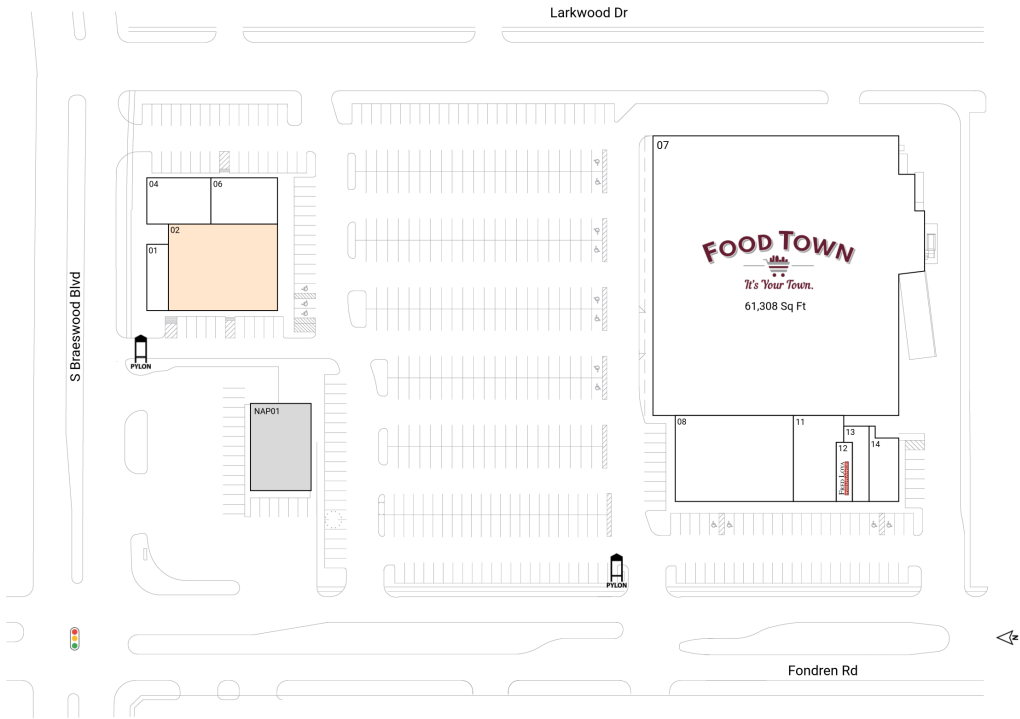
Anchored by Foodtown

Surrounded by a dense population of 216K+ within a 3-mile radius

Adjacent to Fondren Middle School with 800+ students and near Houston Christian University with 4.6K+ students (NCES 2024, HCU 2025)

Access to Beltway 8, I-69 and I-610 within 3 miles





Available Spaces

02 7,647 Sq Ft

Current Tenants Space size listed in square feet

|       |                                        |        |
|-------|----------------------------------------|--------|
| 01    | Rafaello                               | 2,115  |
| 04    | Blush Dental Orthodontics and Implants | 2,462  |
| 06    | MG Yerbera                             | 2,502  |
| 07    | Food Town                              | 61,308 |
| 08    | Uptown Beauty                          | 8,800  |
| 11    | Savannah Boxing Association an         | 3,365  |
| 12    | Fred Loya Insurance Agency             | 825    |
| 13    | Calberts Tax Service                   | 1,310  |
| 14    | Fork and Flavor Catering               | 1,648  |
| NAP01 | Citgo Gas Station                      | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

