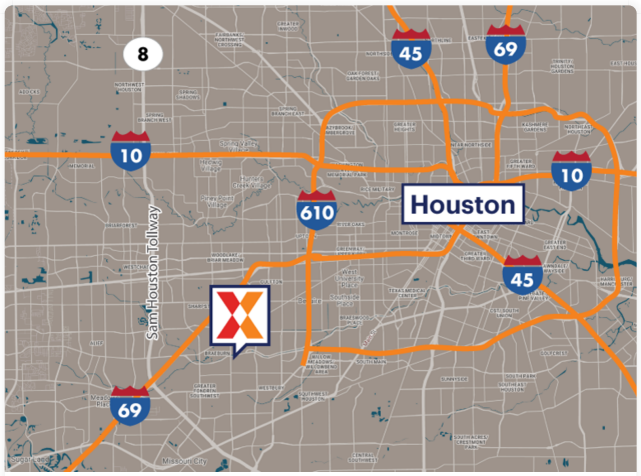
Braesgate

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



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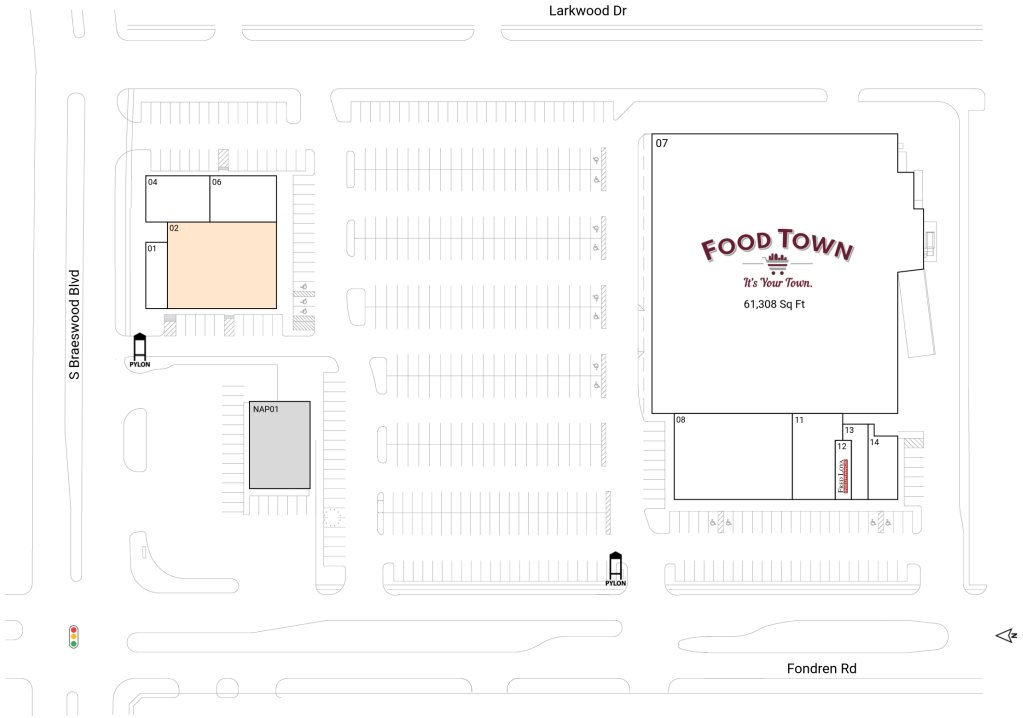
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Available Spaces

02 7,647 Sq Ft 360°

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.

1406



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