

# OAR



## REALTY PARTNERS

COMMERCIAL REAL ESTATE SERVICES

# RETAIL CENTER FOR SALE GRM PLAZA

1306 FIRST STREET, ROSENBERG, TX 77471



## PROPERTY OVERVIEW

- This center is located 3 blocks south of Hwy. 90 in the heart of Rosenberg, TX.
- 6,480 Building SF; .35 acres of land
- Sales Price: \$1,150,000
- Estimated NOI: \$87,615
- Cap Rate: 7.01%
- Built in 1996
- Tenants include:  
Popeye's Fried Chicken  
Dipping Donut  
D-Nails & Hair  
Ayma Phone



Total Population			Avg HH Income			Traffic Counts	
1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	Hwy. 36	Avenue K
9,210	32,234	59,995	\$58,372	\$56,587	\$66,906	5,440	1,290

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