



RETAIL FOR LEASE

- 1,375 Square Feet
- Base \$14.40
- NNN \$4.32
- Previous Bakery
- Good Access to I-45

**TOTAL MONTHLY
RENT = \$2,145.00**



**Cornerstone Shopping Center
2047 W Main St, Suite A9
League City, Texas 77573**

Doug Byerly

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Seabrook, Texas 77586

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2047 W MAIN ST, SUITE A9

RETAIL

1,375 SQ. FEET

BASE \$1.20 MONTHLY \$14.40 ANNUALLY

CAM .36 CENTS MONTHLY \$4.32 ANNUALLY

BASE \$1,650.00 + CAM \$495.00* = \$2,145.00 TOTAL

*CAM ADJUSTED ANNUALLY

SUITE B8			
Term	12-60 months		
HVAC	100%	Two 3 Ton Units	Goodman
Lighting	2X4 Fluorescents	Two Ceiling Fans	
Electrical - Tenant Paid	Amps 100	220 Plugs	
Frontage	25 ft	All Glass	
Depth	55 ft	Inline Space	
Water	Hot Water	Part of CAM	No Sprinklers
Kitchen	Under Counter Grease Trap	Handsink	
Restroom	One	Not ADA	
Layout	Large Open Lobby with 4 Small Room		
Flooring	Tile		
Ceiling	2X4 Drop Ceiling	Height 9 ft	
Outside Doors	36" Glass Front	36" Metal Back Door	
Outside Greenspace	No		
Internet Provider	Comcast		
Previous Tenant	Cooking School		
Free Rent - TI Dollars	30 to 60 Days	No TI	
Year Built	1989	Suite Updated 2022	
Total Building	44,000 sq ft	Three Buildings A B C	U Shaped Center
Total Land Parking	3.6 acres	167 Parking Spaces	

CITY OF LEAGUE CITY

Website

Inspector		inspection.requests@leaguecitytx.gov
Fire Marshall	John Douglas	john.douglas@leaguecitytx.gov
Economic Director	Scott Livingston	scott.livingston@leaguecitytx.gov
Zoning	Mixed Use Commercial	
Tax Record	GCAD #73180000004703	
Post Office	Pick up key from Post Office	Mailbox in Front of Building

CAM-NNN HISTORY

CAM HISTORY

2023 = 36¢ 2022 = 33¢ 2021 = 28¢ 2020 = 28¢ 2019 = 28¢ 2018 = .28¢

LEGAL DESCRIPTION

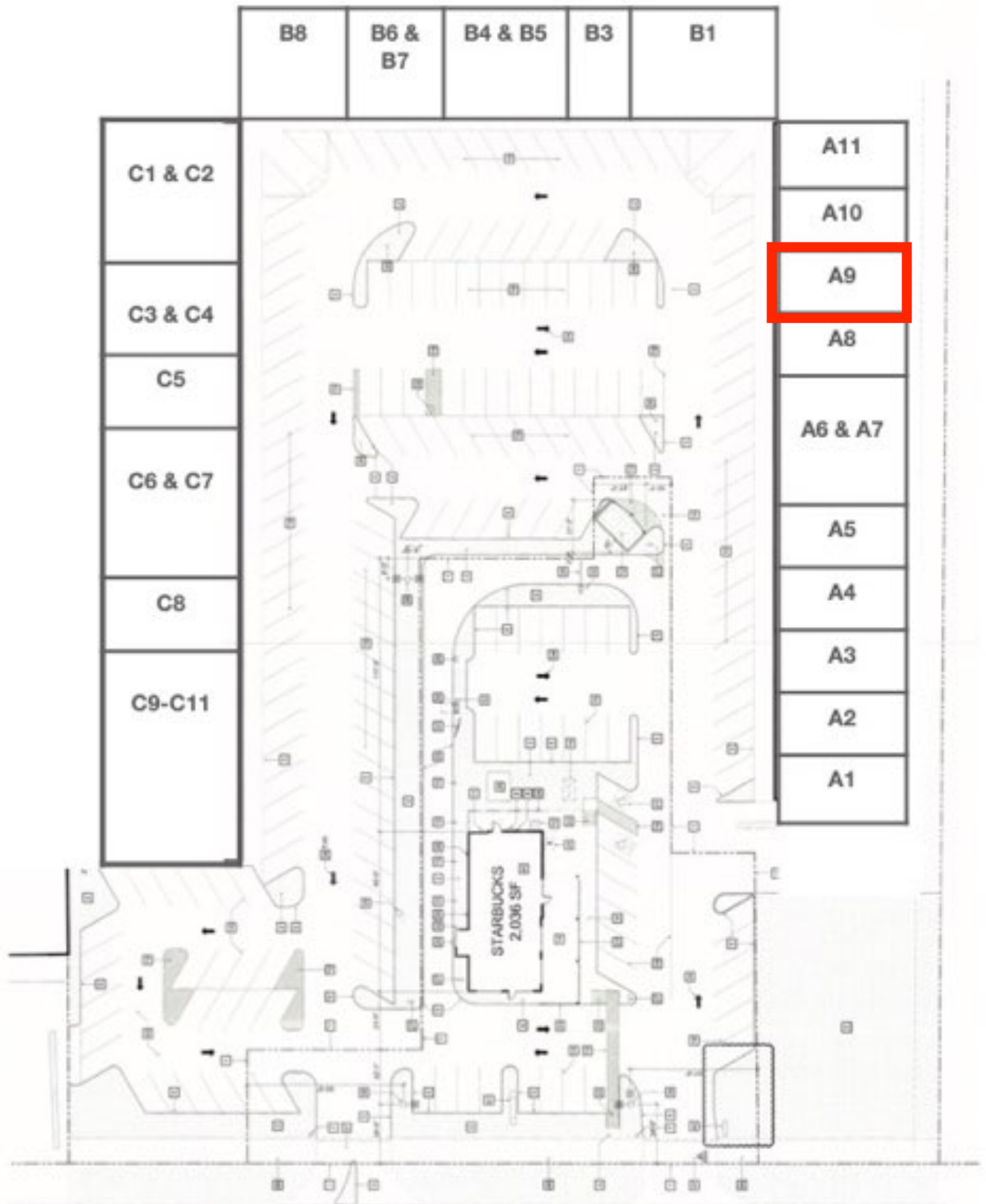
ABST 3 S F AUSTIN SUR PT OF LOT 31 (31-1) BRASKORA GARDENS

TENANT LIST

Suite Tenant

A1	World Finance	B3	Plan B Barber Shop
A2	South Region Driving	B4	Quality of Care
A3	Nail Salon	B6	Tom's Watch and Clock Service
A4	Bonny's Donuts	B7	Sprinkles in Pink Party Place
A5	Izzy's Vapors	B8	Bello Party Hall
A6	Southern Sass	C1	Church of the Bay
A8	Mixing House	C2	Ruff 2 Glam
A9	VACANT	C5	Church of the Bay
A10	Agility Physical Therapy	C6	Church of the Bay
A11	Thai Massage	C8	Allstate
B1	Empire Central Comics and Cards	C9	Martial Arts America

SITE PLAN



PICTURES SUITE A9



