


PLEASE DO NOT DISTURB CURRENT TENANT



# For Lease

## 201 S Friendswood Dr, Friendswood, TX 77546

2nd Generation Coffee Shop with Drive Thru  
± 1,980 SF on 0.82 acres

 **JLL** SEE A BRIGHTER WAY



# Property overview

**Location:** 201 S Friends wood Dr Friendswood, TX 77546  
**Building size:** 1,980 SF  
**Site size:** 0.82 acres

- Features:**
- Existing Infrastructure:
    - Drive Thru, 2 lanes
    - Menu Board
    - Signage
  - 3900 SF; outdoor area with covered seating
  - 29 parks
  - 95ft of frontage to Friendswood Drive



<b>Estimated population</b>			<b>Number of households</b>			<b>Average household income</b>		
<b>1 miles</b>	<b>3 miles</b>	<b>5 miles</b>	<b>1 miles</b>	<b>3 miles</b>	<b>5 miles</b>	<b>1 miles</b>	<b>3 miles</b>	<b>5 miles</b>
7,341	64,043	184,385	2,724	23,466	65,109	\$119,643	\$139,570	\$132,992
<b>Median age</b>			<b>Area traffic counts</b>					
<b>1 miles</b>	<b>3 miles</b>	<b>5 miles</b>	<b>22,836 VPD</b>					
42.9	40.5	38.1	S Friendswood Dr. at Site					



Property photos

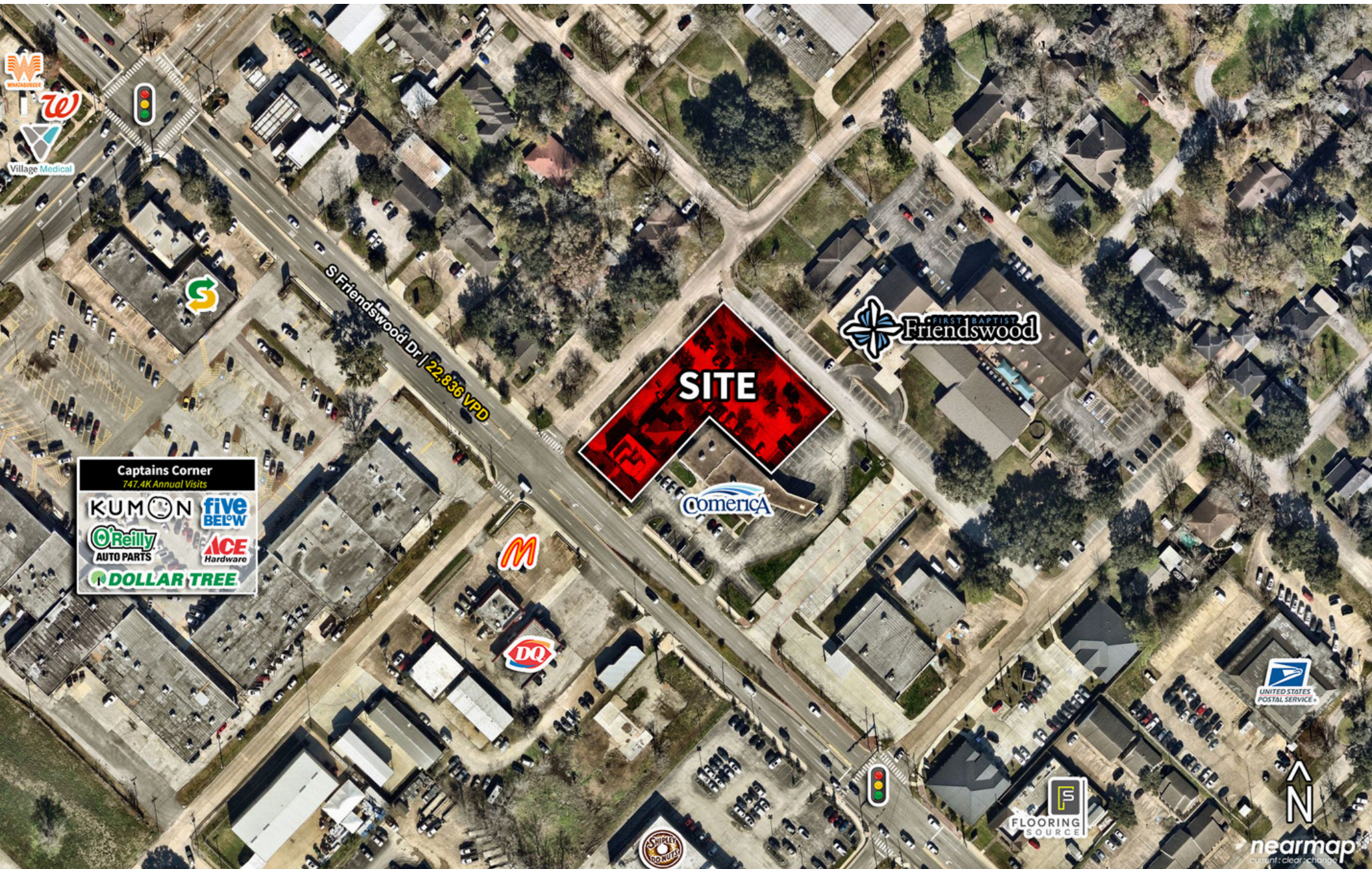




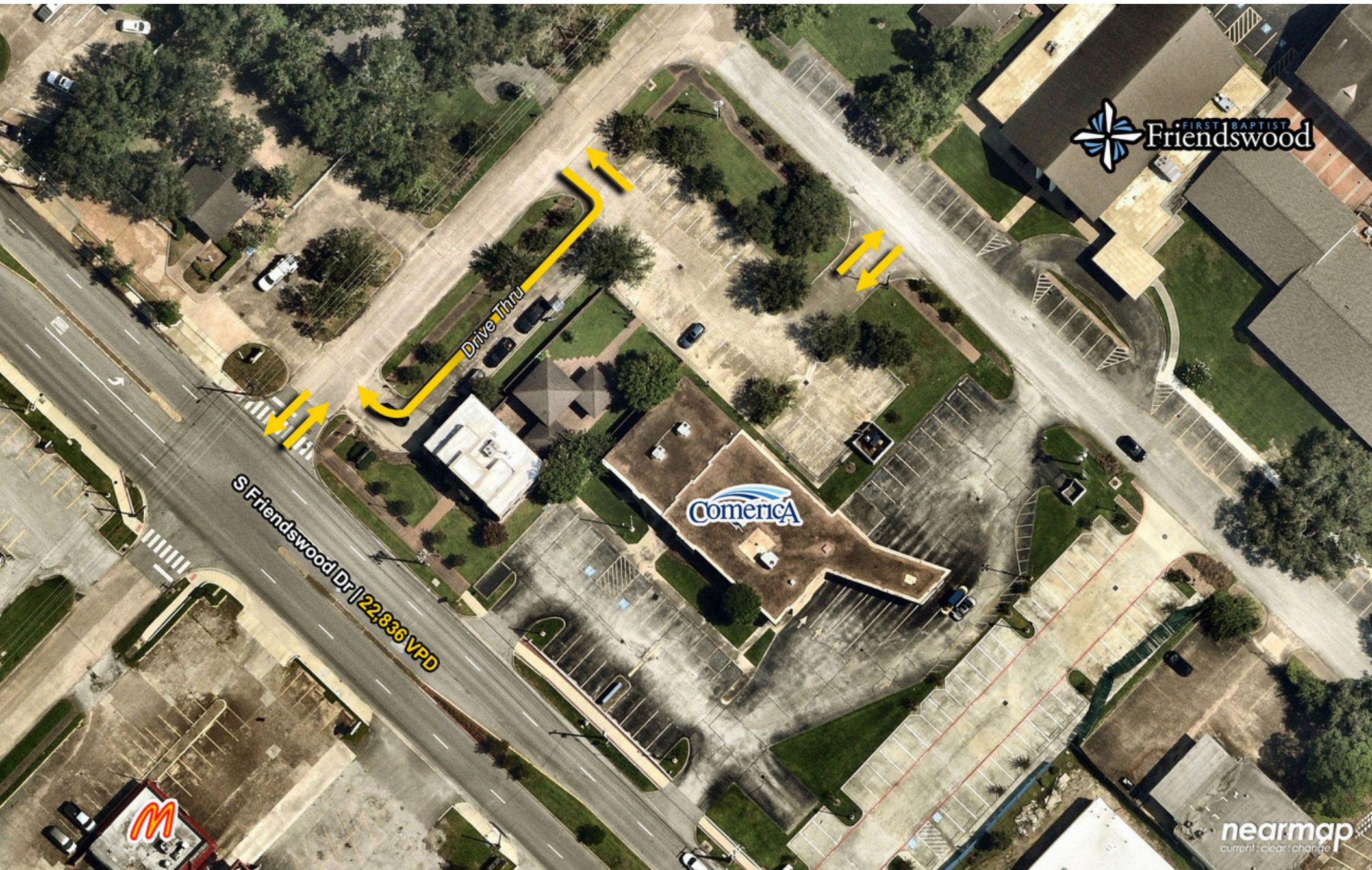
# Area retail













**Emily Durham***Senior Vice President***+1 713 212 6520****[emily.durham@jll.com](mailto:emily.durham@jll.com)****Lucas de la Garza***Associate***+1 713 243 3313****[lucas.delagarza@jll.com](mailto:lucas.delagarza@jll.com)****Jones Lang LaSalle Americas, Inc. License****About JLL**

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