

# Market at Crenshaw

4533 East Sam Houston Pkwy S, Pasadena, TX

Site Package · May 2026 · Prepared by Danish Rehman

**75,000 SF**

Available

**\$16.00/SF**

Asking NNN

**100,000 VPD**

Daily Traffic

**74,120**

Pop 3-Mile

## SITE SPECIFICATIONS

<b>Available Space</b>	75,000 SF	Contact for details
<b>Asking Rent</b>	\$16.00/SF NNN	
<b>Center Type</b>	Power Center	
<b>Anchor Tenant</b>	Academy Sports (shadow anchor), Burlington	
<b>Ownership</b>	Direct — no broker commission	
<b>Deal Structure</b>	NNN   Flexible terms available	

## TRADE AREA DEMOGRAPHICS

POPULATION 3-MILE

**74,120**

POPULATION 5-MILE

**270,693**

MEDIAN HH INCOME

**\$99,077**

DAILY TRAFFIC

**100,000 VPD**

DAYTIME POPULATION

**52,330**

Source: US Census Bureau ACS 5-Year Estimates (PDF flyer — Market-At-Crenshaw-mar2026.pdf)

**Ready to move forward?**

I'm the direct owner — no broker, no commission, faster decisions.

**Danish Rehman** · · [dpeg@mail.loiboard.com](mailto:dpeg@mail.loiboard.com)

This site package was prepared by Danish Rehman on behalf of Market at Crenshaw. Demographics sourced from US Census Bureau ACS. Traffic counts from TXDOT / local surveys. All information deemed reliable but not guaranteed. Prepared May 2026.