



# Portofino Shopping Center

19075 Interstate 45 South  
Shenandoah, TX 77385

Center Type:  
GLA: 339,351

Leasing Contact

**Jordan Leon**

(888) 343-0735

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## PROPERTY HIGHLIGHTS

- Premier retail destination: Featuring a diverse lineup of leading national retailers across discount apparel, lifestyle, recreation, and home goods categories.
- High-visibility power center: Prominently positioned along high-traffic Interstate 45 in Shenandoah, TX.
- Strategic regional location: Situated just 40 minutes north of downtown Houston, drawing shoppers from a broad trade area.
- Robust anchor lineup: Including TJ Maxx, PetSmart, Old Navy, Nordstrom Rack, and PGA Superstore.

## DEMOGRAPHICS

	1 M	3 M	5 M
POPULATION	4,823	55,691	161,993
HOUSEHOLDS	2,069	216,684	62,259
AVG HH INCOME	\$163,439	\$172,961	\$159,963

## MAJOR TENANTS





## Portofino Shopping Center

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### AVAILABLE SPACES

725 1,991 SF

### COMING AVAILABLE

100 4,653 SF



● Available ● Coming Available

### CURRENT TENANTS

100	Buffalo Wild Wings	4,653 SF	112A	Old Navy	17,997 SF	250	My Salon Suite	6,901 SF
101	Leslie's Pool Supplies	3,700 SF	112B	Lakeshore	6,275 SF	260	Perinatal Medical Group	2,852 SF
102	Another Broken Egg Cafe	4,800 SF	113A	Fan Outfitters	4,021 SF	270	Office	1,293 SF
103	DSW	20,831 SF	113B	5.11 Tactical	4,154 SF	275	Office	2,455 SF
104	Michaels	23,666 SF	114	PetSmart	25,115 SF	280	Office	3,065 SF
105	PGA Tour Superstore	45,500 SF	115	TJ Maxx	22,500 SF	285	Office	1,581 SF
106	Nordstrom Rack	27,252 SF	116A	Katz's Deli Express	4,209 SF	290	Office	1,329 SF
108	Five Below	8,931 SF	116B	Men's Wearhouse	6,492 SF	290A	Office	960 SF
110	HomeSense	22,647 SF	116C	Tropical Smoothie Cafe	1,500 SF	400	MOD Pizza	3,174 SF
110A	Adidas	10,510 SF	121A	Ideal Image	2,216 SF	450	Zales	3,660 SF
111A	Gap	6,430 SF	121A1	Removery	1,420 SF	480	Pei Wei Asian Diner	3,166 SF
111B	Carter's	3,880 SF	121B	America's Best Contacts & Eyeglasses	2,747 SF	500	Buca De Beppla	7,880 SF
111E	Oshkosh B'Gosh	2,940 SF	121B1	Hebert's Specialty Meats	1,676 SF	700	The Vitamin Shoppe	4,000 SF
111F	Vinny's Barber Shop	1,600 SF	121E	Hobby Town	4,000 SF	750	Sally Beauty	1,602 SF
111G	Music & Arts Center	3,414 SF	200	Bath & Body Works - Storage	1,142 SF	750A	Club Champion	2,350 SF
111IA	Amazing Lash Studio	1,817 SF	210	Office	5,030 SF	800	DXL Big+Tall	7,000 SF
111J	Bath & Body Works	2,500 SF	225	Management Office	725 SF	900	Cycle Gear	5,935 SF
111L	J.Crew Factory	6,982 SF						

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.