

KEMPWOOD PLAZA

9401-9499 KEMPWOOD DR.
HOUSTON, TX 77080

RETAIL PROPERTY FOR LEASE

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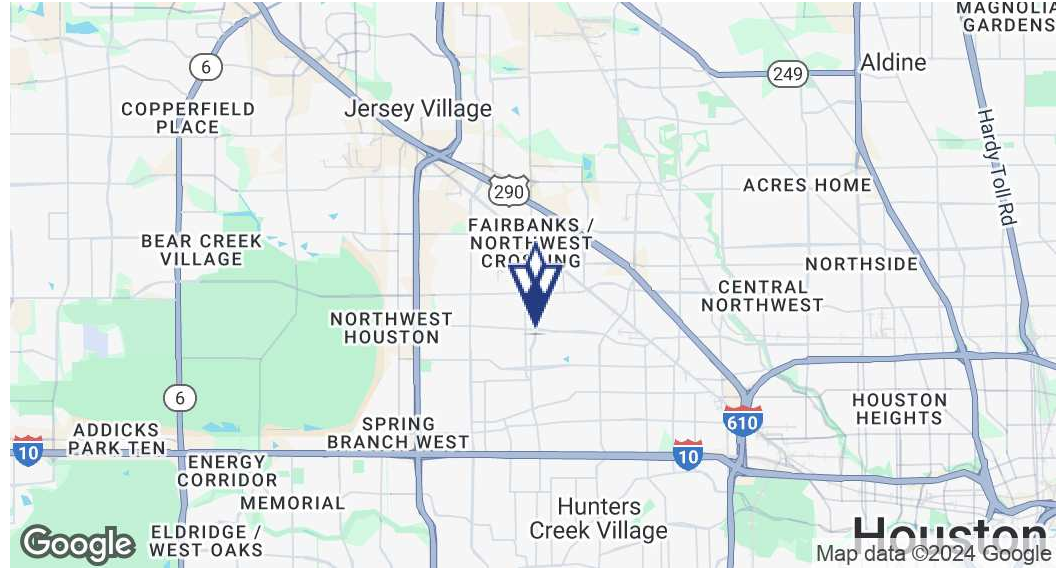
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PROPERTY DESCRIPTION

Kempwood Plaza is a highly productive retail center ideal for a variety of businesses including clothing stores, restaurants, and services. Its dominant position among a diverse customer base creates the perfect opportunity to maximize sales in this densely population neighborhood.

PROPERTY HIGHLIGHTS

- Great daily traffic counts
- Easy access to Beltway 8, I-10, 290 and 610 Loop, major commuter routes
- High daytime population in the area
- Located in the heart of Spring Branch

OFFERING SUMMARY

Available SF:	1,515 - 4,640 SF
Number of Units:	43
Lot Size:	11.01 Acres
Building Size:	91,302 SF
Vehicles Per Day:	35,000
Major Tenants:	Autozone, Dollar General

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$71,144	\$77,849	\$104,760
Total Population	21,496	132,311	302,032

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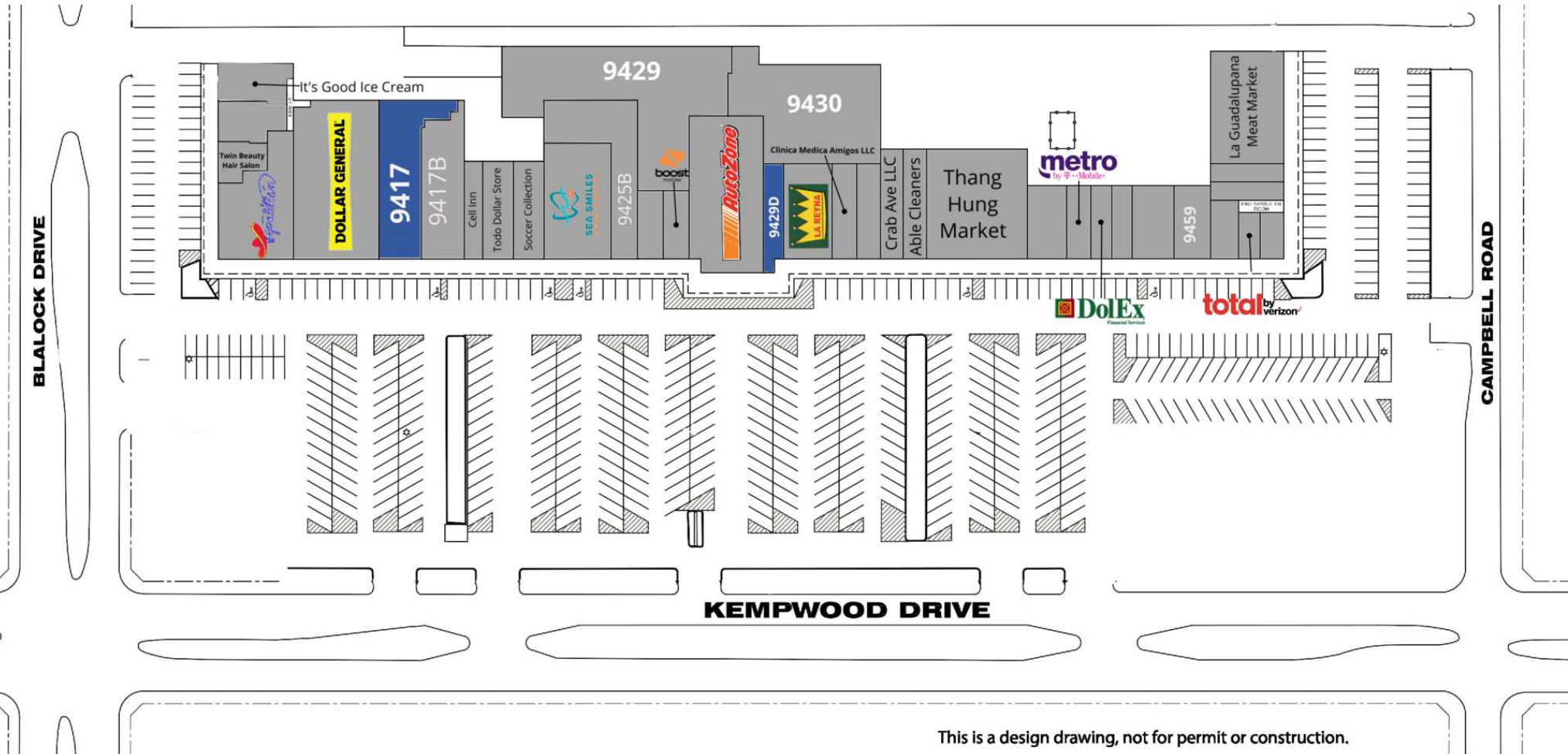
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This is a design drawing, not for permit or construction.

LEGEND

Available
Unavailable

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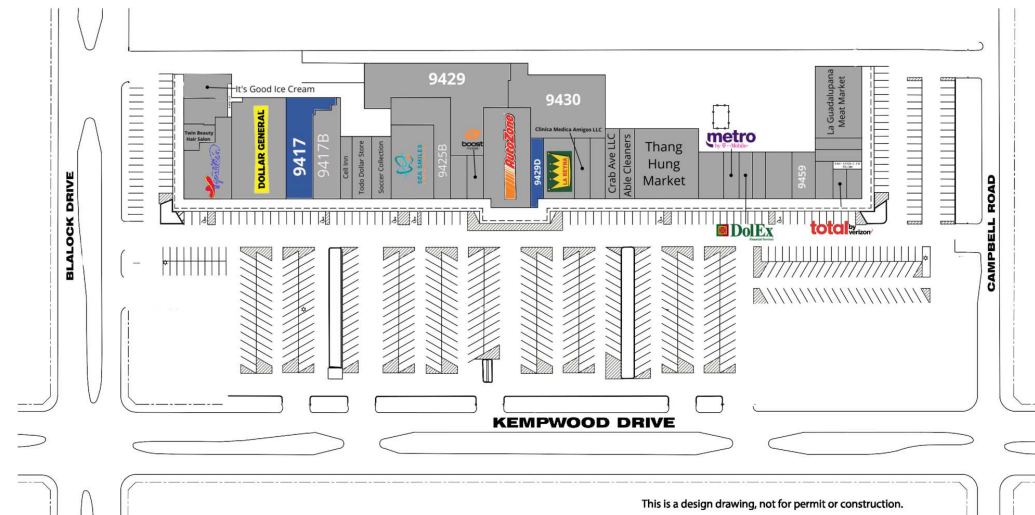


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LEASE TYPE NNN | TOTAL SPACE 1,515 - 4,640 SF | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 9401A	Twin Beauty Hair Salon	1,149 SF	NNN	-	-
Suite 9401B	Beatriz Estrada	1,672 SF	NNN	-	-
Suite 9407	Nicanor Ayala & Consuelo Alejandra Ayala	4,800 SF	NNN	-	-
Suite 9411	Dollar General	9,150 SF	NNN	-	-
Suite 9417	Available	4,640 SF	NNN	Negotiable	-
Suite 9417B	Ezcandalo Fitness	4,263 SF	NNN	-	-
Suite 9419	Cell Inn	1,200 SF	NNN	-	-
Suite 9421	Todo Dollar Store	2,100 SF	NNN	-	-
Suite 9423	Soccer Collection	2,000 SF	NNN	-	-
Suite 9425	Sea Smiles Dental & Braces	5,000 SF	NNN	-	-
Suite 9425B	Martha Armendariz	4,745 SF	NNN	-	-
Suite 9429A	Hong Thi Phan	1,500 SF	NNN	-	-
Suite 9429B	Boost Mobile	1,477 SF	NNN	-	-
Suite 9429C	AutoZone	7,960 SF	NNN	-	-
Suite 9433A	La Reyna Tortilleria	3,330 SF	NNN	-	-
Suite 9433C	-	1,511 SF	NNN	-	-
Suite 9433D	Rosendo Cuevas	1,518 SF	NNN	-	-



UNAVAILABLE

AVAILABLE

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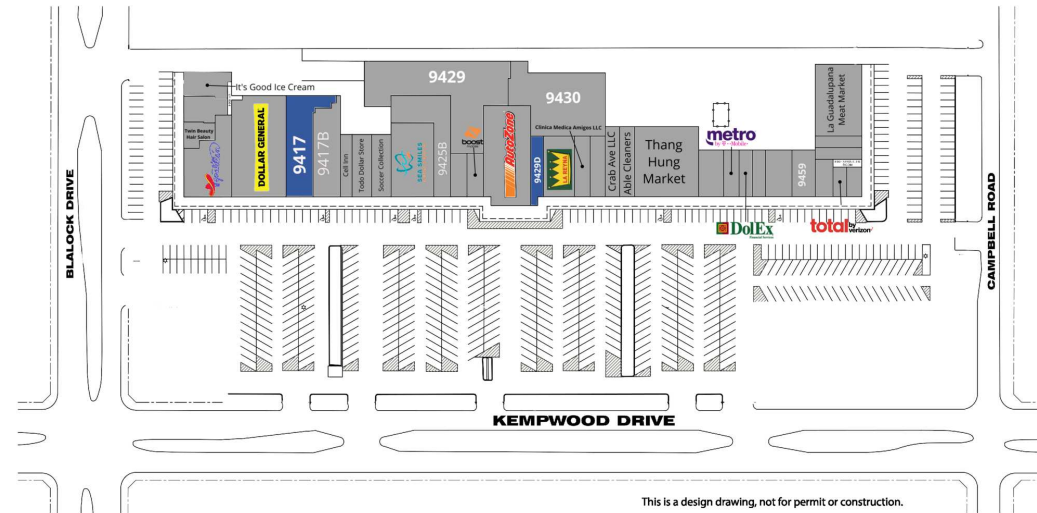


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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 9435	Crab Ave LLC	1,809 SF	NNN	-	-
Suite 9437	Able Cleaners	1,800 SF	NNN	-	-
Suite 9439	Thang Hung Market	7,440 SF	NNN	-	-
Suite 9451	Mai Hairstyle	1,940 SF	NNN	-	-
Suite 9453	-	1,200 SF	NNN	-	-
Suite 9455	Dolex	1,000 SF	NNN	-	-
Suite 9455B	Royal Tapioca	1,100 SF	NNN	-	-
Suite 9457	Pho Luc Lac Grill & Restaurant	2,015 SF	NNN	-	-
Suite 9459	Paeteria Y Neveria La Central	1,770 SF	NNN	-	-
Suite 9461	DJ Wireless	1,100 SF	NNN	-	-
Suite 9463	Total Verizon	575 SF	NNN	-	-
Suite 9465	Caleb Boutique	560 SF	NNN	-	-
Suite 9469	Pronto Insurance Agency	1,000 SF	NNN	-	-
Suite 9471	Autobuses Tejanos	984 SF	NNN	-	-
Suite 9495	La Guadalupeana Meat Market	6,010 SF	NNN	-	-
Suite 9429D	Available	1,515 SF	NNN	Negotiable	-
Suite 9429	-	10,000 SF	NNN	-	-
Suite 9430	-	9,395 SF	NNN	-	-



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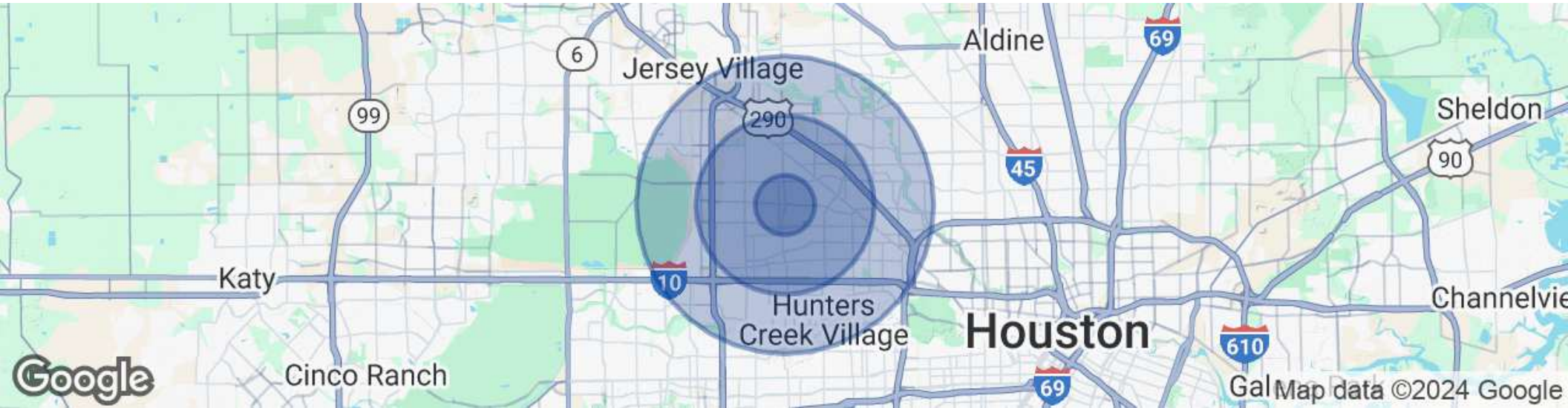
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	21,496	132,311	302,032
Median age	34.3	34.9	36.3
Median age (Male)	33.0	33.8	35.1
Median age (Female)	34.4	35.7	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,719	50,800	121,207
# of persons per HH	2.8	2.6	2.5
Average HH income	\$71,144	\$77,849	\$104,760
Average house value	\$229,328	\$251,303	\$378,620

* Demographic data derived from 2020 ACS - US Census

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