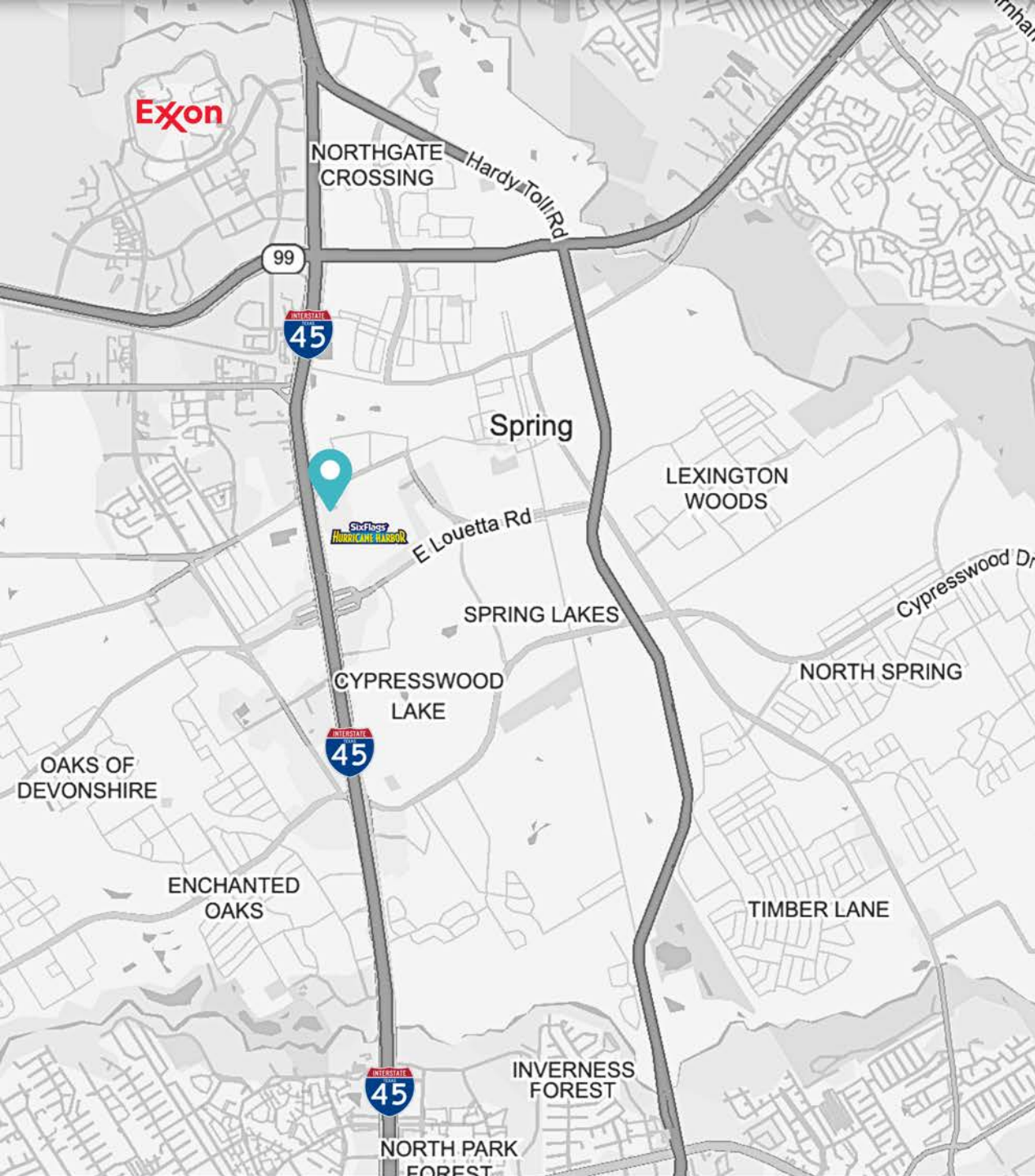




FOR LEASE | ± 19,923 SF

JUNIOR ANCHOR ENDCAP SPACE WITH I-45 FRONTAGE

📍 SEC I-45 N & Spring Cypress Rd. Spring, TX



LOCATION

EXCELLENT VISIBILITY ALONG
INTERSTATE 45 (**110,000+ VPD**)

ADJACENT TO SIX FLAGS

HURRICANE HARBOR
AMUSEMENT PARK

SPRING IS ONE OF THE **FASTEST
GROWING, AFFLUENT CITIES** IN
THE UNITED STATES

FIRST DEDICATED EXIT SOUTH
OF **EXXON MOBIL CAMPUS** (3.3M
SF HEADQUARTERS)



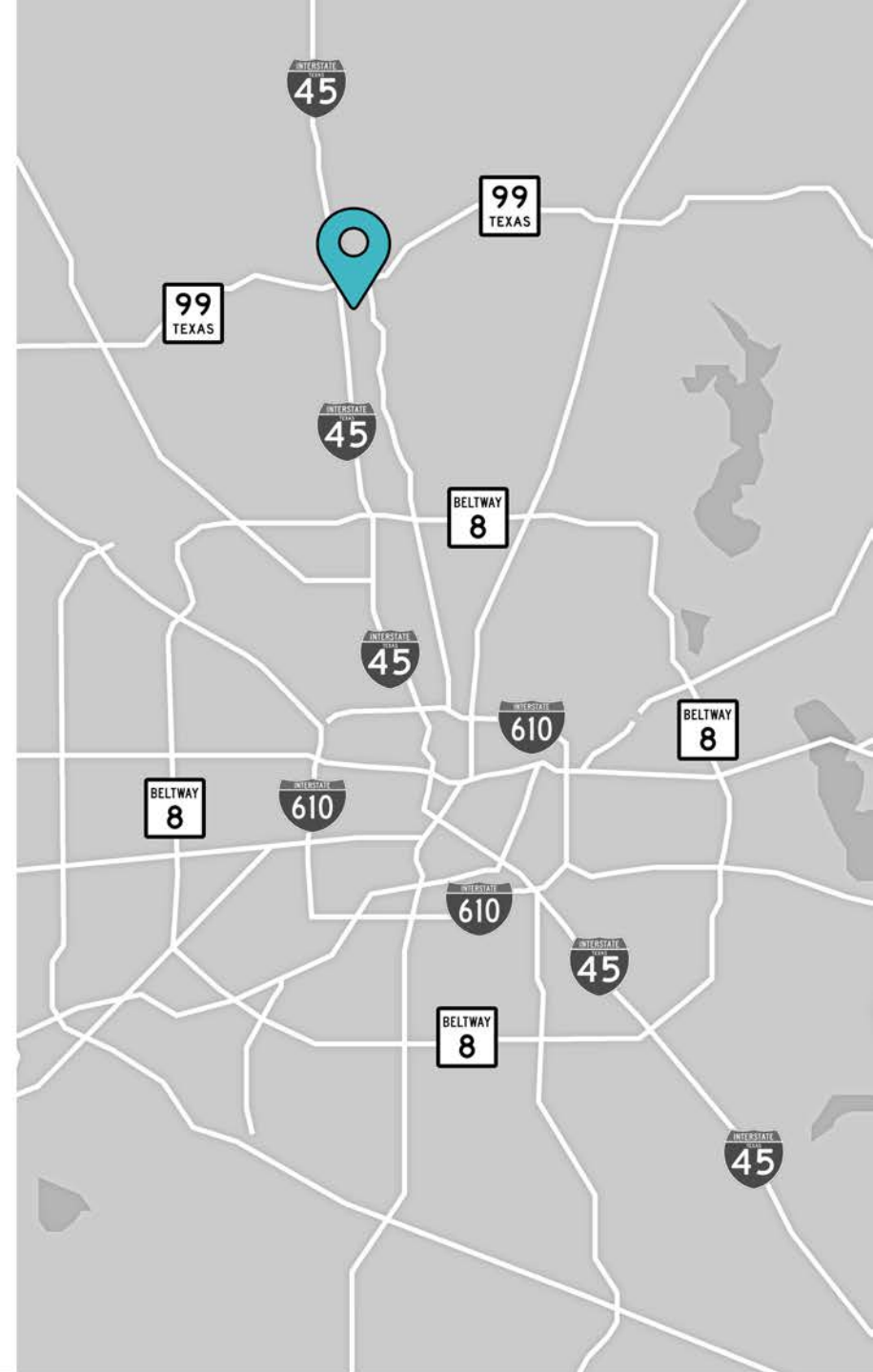
SUITE #	RETAIL	SQ. FT.
100A	Storage	1,270
1401	Subway	1,394
1401 #121	H&R Block	1,800
1401 #102	Design Beauty College	3,150
1401 #103	Advance America	1,920
1401 #104	Geico Insurance	2,960
1403A	Pro Express Nails	1,005
1401 #106	Unlimited Cellular	2,001
1407	Aaron's Rent	10,600
1409	Texas Card House	1,750
109/110	Texas Card House	6,000
1417	Goodwill	20,400
111-C	HCTRA	10,000
112	Available	2,876
1419	Golden Jade	2,578
1421	Strong Fades Barber Shop	2,740
1423	Graham's Liquors	2,785
1457	Available	19,950
128	Academy	71,680
1464	Available	19,923
902	Hartz Chicken Buffet	1,661
903	La Patrona El Salvadoran Restaurant	2,785

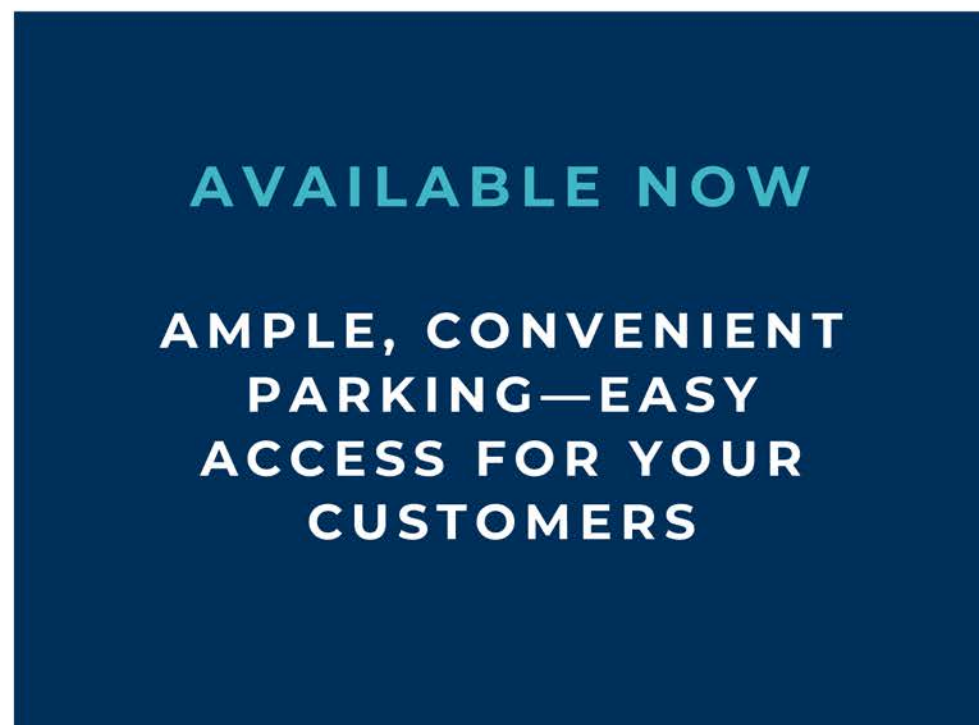


TRAFFIC COUNTS	VEHICLES/DAY
I-45 (North of Spring Cypress Rd.)	237,039
I-45 (South of Spring Cypress Rd.)	293,661
Spring Cypress Rd. (West of I-45)	58,483
Spring Cypress Rd. (East of I-45)	20,237

DEMOGRAPHICS	
Population: City of Spring	54,298
Population: Harris County	4,500,000

DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
Population	5,585	62,725	222,311
Population Growth	10.01%	9.90%	11.22%
Average HH Incomes	\$115,308	\$101,543	\$91,908
Households	2,395	24,315	86,730





CONTACT INFO

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