



20635 KUYKENDAHL ROAD
Spring, Texas 77379

SPRING SURGICAL HOSPITAL For Lease



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Total Population	12,431	86,891	231,489
2028 Projected Population	13,093	90,116	240,424
Population Growth 2023-2028	5.33%	3.71%	3.86%
2023 Total Households	4,099	29,401	81,910
2023 Average HH Income	\$124,126	\$115,036	\$127,070

PROPERTY HIGHLIGHTS

LOCATION

Near Springbrook neighborhood one block south of Hwy 2920, near Grand Parkway

AVAILABILITY

Available - 1,249 SF; 4,023 SF, 5,002 SF & 41,657 SF

BUILDING HIGHLIGHTS

Expansive commercial and residential growth
Aggressive leasing rates
Average daily traffic count of 27,240 on FM 2920 and 34,538 on Kuykendahl Road
Current tenants include Sterling Ridge Orthopedics & Sports Medicine and Houston Allergy and Asthma Associates

PROPERTY DESCRIPTION

83,466 SF One-Story Medical/Retail Building



brokerage@pinecroftrealty.com



10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382



www.PinecroftRealty.com



832-299-6404



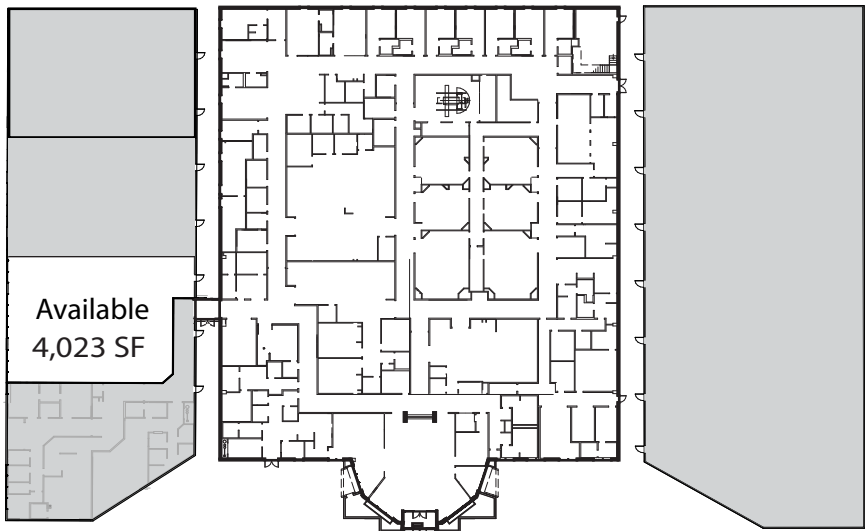
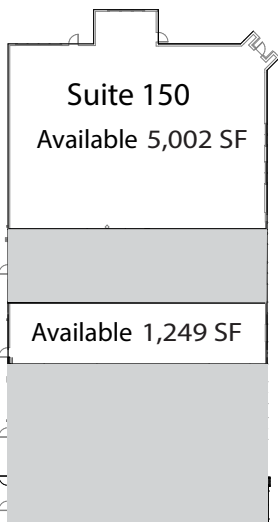
Rates

Base Rent: \$18.00-\$20.00/SF
OpEx: \$10.58/SF

Call for
Hospital Rates



Click or scan
To Take a
Virtual Tour
of Suite 150



Tenant pays for their
own electricity and
janitorial services.

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