



**AVAILABLE  
1,982 SF**

**AVAILABLE 5,083 SF  
(DIVISIBLE)**

# Sanctuary Plaza

**4420 Spring Cypress  
Spring Tx 77388**

**CALL 281.900.2892  
FOR INFORMATION**

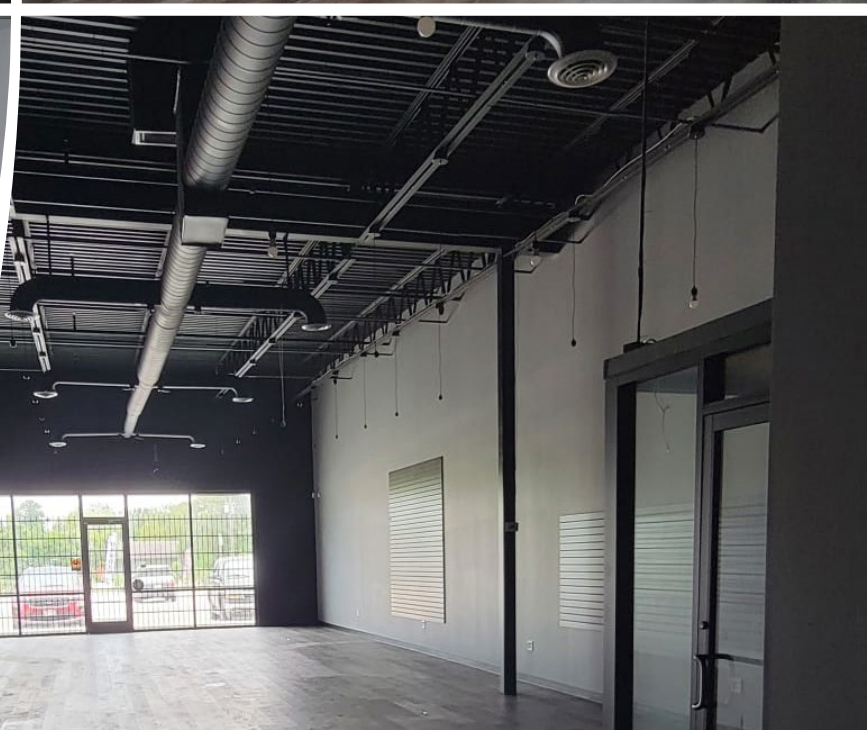


# SITE 350

## 1982 SF

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- 2nd generation
- A/C
- Restroom
- Office
- Ready to move in
- \$22/SF/YR + NNN







**SUITE  
400 – 500  
5,083 SF**

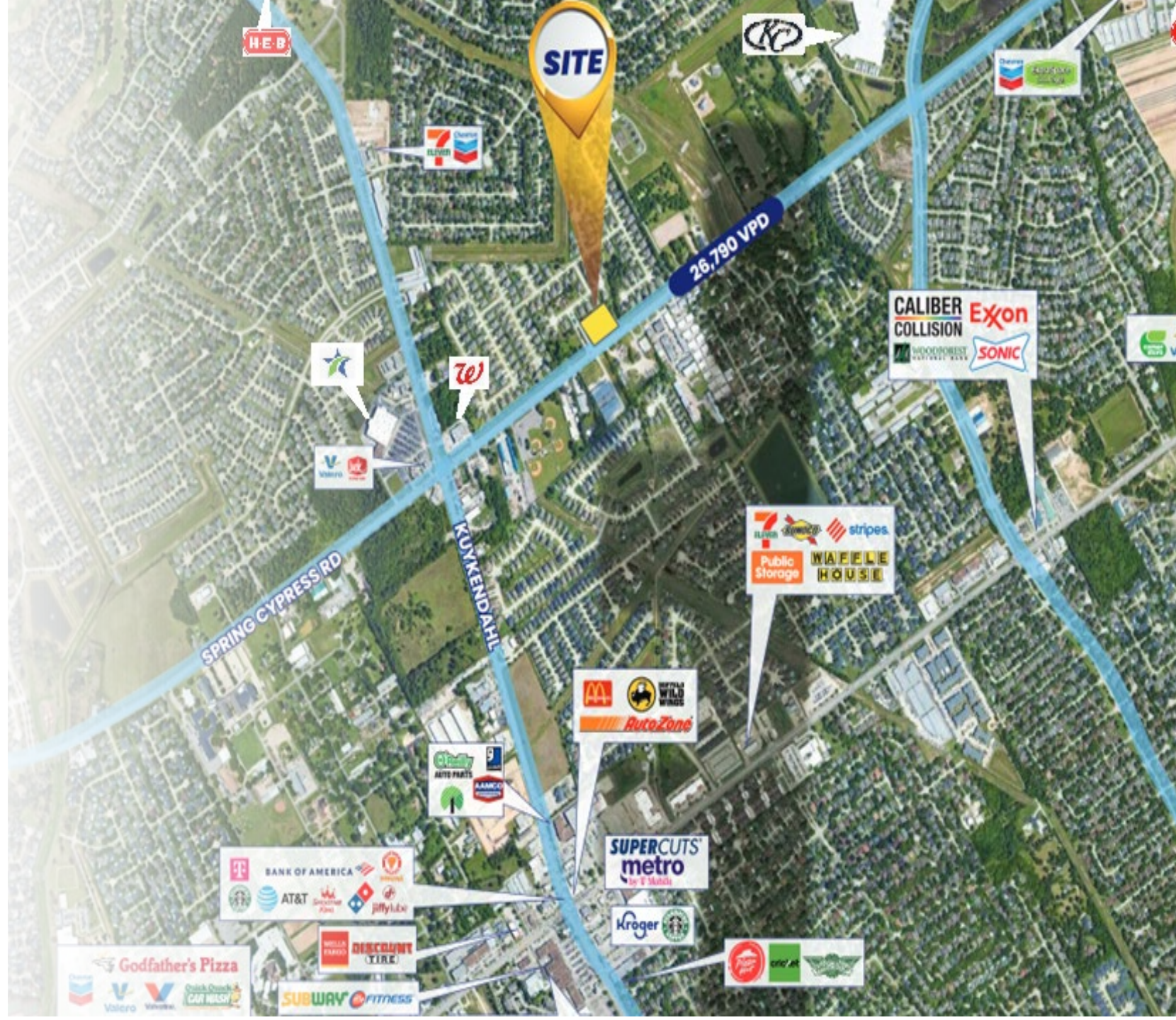
- 1st Generation
- Divisible
- TI Allowance
- Main/Prime space of Sanctuary Plaza
- \$22 SF/YR + NNN





# Property information

- Brand-new, high-quality construction
- Ideally positioned at the entrance of The Sanctuary neighborhood
- Frontage along Spring Cypress Rd, a major thoroughfare for the surrounding trade area
- Exposure to over 24,300 cars along Spring Cypress Rd
- Abundant parking available (5.4/1,000 SF)
- Close proximity to several residential developments including Birchway Spring Cypress, a newly constructed apartment complex with ±420 units
- Major area retailers include H-E-B, Kroger, Sprouts, Aldi, Walmart, Target, Academy, Lowe's and Home Depot, amongst several others







Klein Oak High School

amazon

99 TOLL

CHI St. Luke's Health

Target  
Michaels  
TJ-maxx  
DSW  
ROSS  
Five Below  
Party City

Zwick Elementary

Kroger

Spring Stuebner Rd

Academy  
LA FITNESS  
HOBBY LOBBY

Walmart

Fox Elementary

45

FedEx

ALDI

Kroger

LOWE'S

H-E-B

FM 2920

ALDI

Academy

Spartan

Roth Elementary

H-E-B

60 Flavors HURRICANE HARBOR

Kuykendahl Rd

Klein Collins High School  
Schindewolf Intermediate  
Kreinhop Elementary

ROSS  
Michaels  
KOHLS  
Walmart

**SITE**

Atkinson Farms

Spring Cypress Rd

LOWE'S

Texas DPS Driver License Center

Haude Elementary

Office DEPOT

LA FITNESS

Office DEPOT

Cen's

TOPGOLF

Louetta Rd

BEST BUY

TOPGOLF





**Traffic:**

<b>Spring Cypress Rd</b>	<b>24,368 cpd</b>
<b>Kuykendahl Rd</b>	<b>28,464 cpd</b>

**Demographics:**

	<b>1 mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
• <b>Population</b>	<b>13,155</b>	<b>103,565</b>	<b>240,670</b>
• <b>Daytime Population</b>	<b>7,100</b>	<b>50,650</b>	<b>140,180</b>
• <b>Average HH Income</b>	<b>\$138,000</b>	<b>\$140,388</b>	<b>\$130,000</b>

76'

**Blue Water Pools**

**Sanctuary Liquor**

**Available 1,982 SF**

**Available  
5,083 SF**

**Family Foot Spa**

**Barber Shop**

**Apple-licious Bakery**







EL PATIO  
BARBER SHOP

Apple-licious  
Pastry & Breads

800

Cloud Loza  
BREADS & PASTRIES

EL PATIO  
BARBER SHOP

Apple-licious