

# 100 SHERMAN ST | INDUSTRIAL/FLEX FOR LEASE

CONROE, TX 77301



## Property Description

11,180 SF Retail or Industrial space For Lease! Great building Located in downtown Conroe, 1 mile east from Interstate 45. Partial or entire space is available for lease. Space could be utilized for a downtown attraction such as an event hall, brewery, dance hall, large casual restaurant. Centrally located for a possible distribution center 0.40 acres available for additional parking or laydown area. Empty shell with tenant improvement allowance on a case-by-case basis.

## Property Highlights

- CALL FOR LEASE PRICING!
- LOCATED NEAR DOWNTOWN CONROE
- NEW RETAIL DEMAND IN DOWNTOWN CONROE
- PARTIAL OR ENTIRE SPACE AVAILABLE FOR LEASE
- TENANT IMPROVEMENT ALLOWANCE ON CASE-BY-CASE BASIS
- WALKING DISTANCE TO MONTGOMERY COUNTY COURTHOUSE AND CITY HALL
- NUMEROUS RESTAURANTS WITHIN WALKING DISTANCE

## FOR MORE INFORMATION:


**RANDAL SANDERS**

 PRINCIPAL  
 936.539.8942  
 RANDAL@TX-CRG.COM

## Offering Summary

Lease Rate:	\$12.00 / SF
Available SF:	10,300 SF
Lot Size:	18,013 SF
Building Size:	10,300 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,229	30,801	91,699
Total Population	8,695	82,714	240,161
Average HH Income	\$48,979	\$83,883	\$104,533

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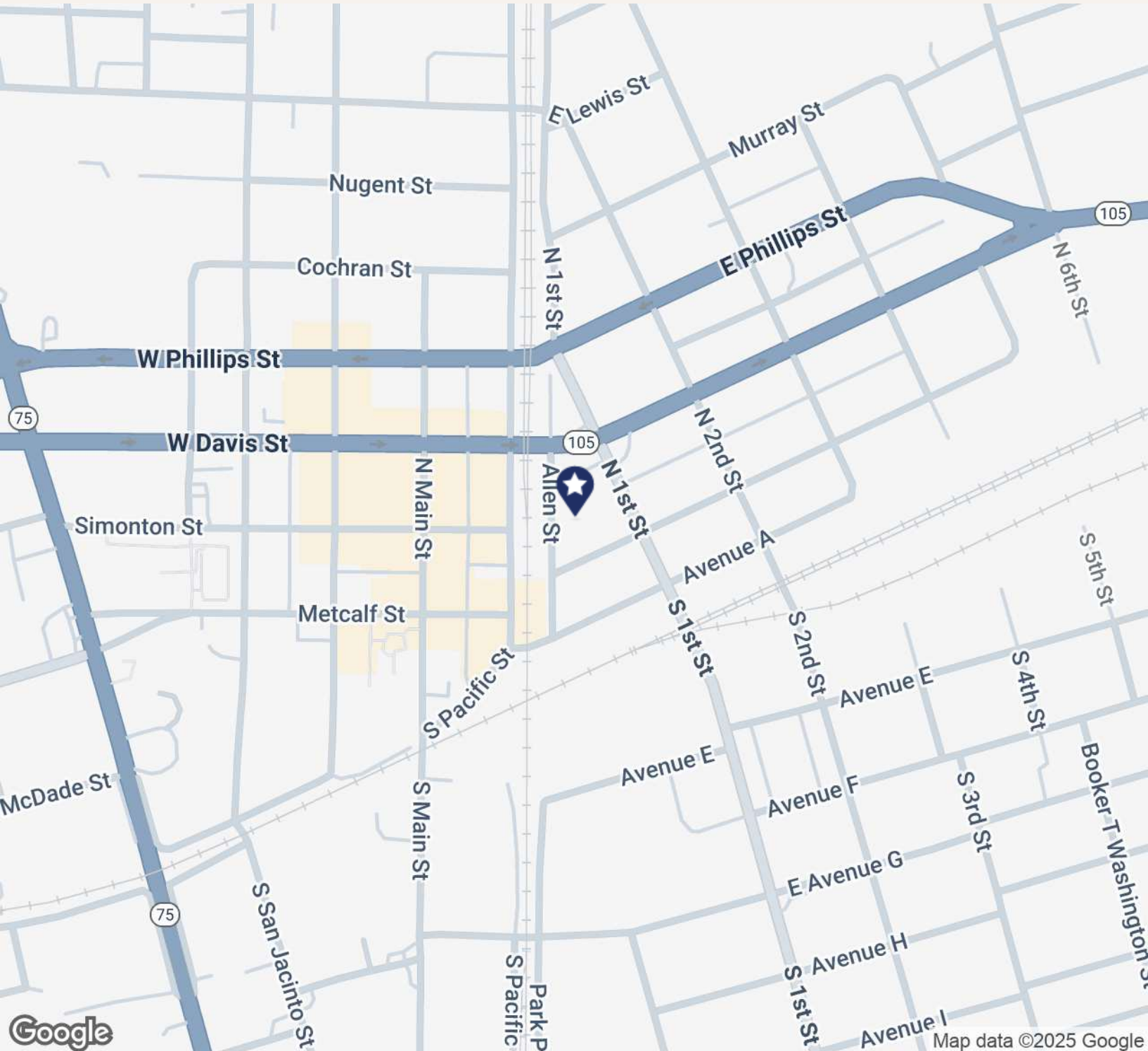
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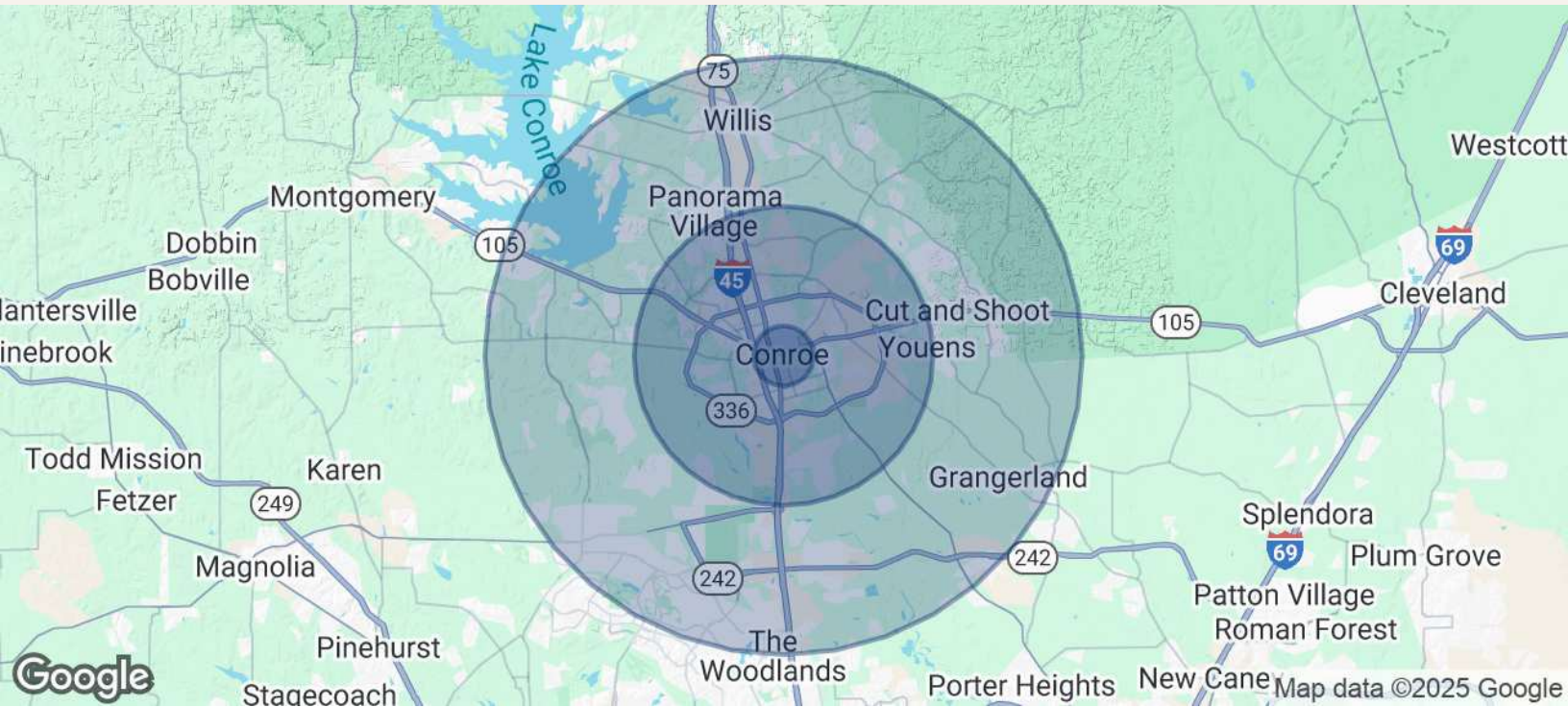
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Population	1 Mile	5 Miles	10 Miles
Total Population	8,695	82,714	240,161
Average Age	31.2	33.4	37.6
Average Age (Male)	31.3	32.7	37.1
Average Age (Female)	32.8	35.3	38.2
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,229	30,801	91,699
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$48,979	\$83,883	\$104,533
Average House Value	\$64,487	\$197,043	\$273,531

2020 American Community Survey (ACS)

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