



+/- 2,375 SF Endcap For Lease

Harmony Commons / Benders Landing
NEQ of Birnham Woods & Rayford Road
Spring, TX 77038

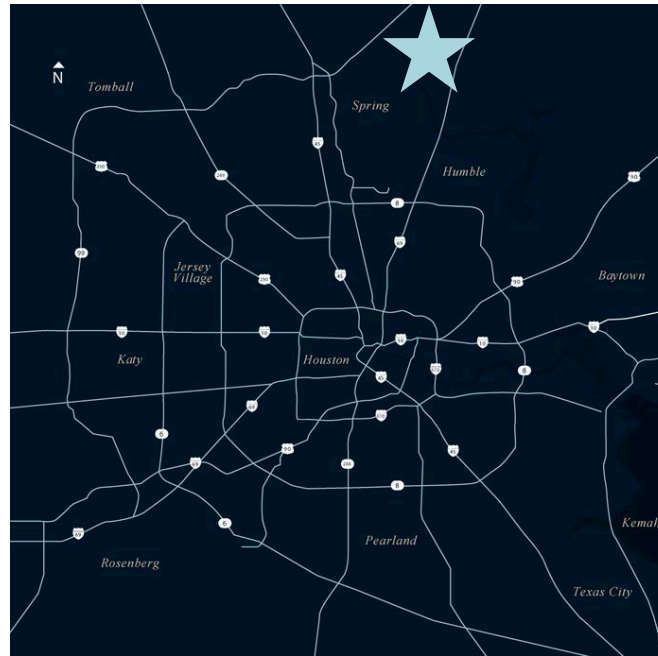
 **JLL** SEE A BRIGHTER WAY

SPACE CITY
ORTHODONTICS

Property Overview & Demographics

Location:

- Prime location, situated just minutes south of the Grand Parkway, offering excellent accessibility and convenience.
- Nestled between two thriving communities, Harmony Commons and Benders Landing, providing a dynamic and active neighborhood atmosphere.
- Retailers will benefit from a high-demand market of approximately 23,000 homes with an average household income of \$150,000 within a 3-mile radius.
- Neighbored with the newly opened Scooters double drive-thru, attracting additional traffic.



Location	NEQ of Birnham Woods & Rayford Road Spring, TX 77038
Size	+/- 2,375 SF endcap (65'x75')
Rent	Contact broker plus estimated \$10.00psf/yr NNN's
Parks	60 parks (5:1)
Delivery Date	Newly Delivered

	1 mile	3 miles	5 miles
Estimated daytime population	5,215	39,567	119,047
Estimated population growth % (2029)	2.15%	1.55%	2.60%
Estimated households	2,588	19,610	52,671
Estimated median household income	\$188,202	\$121,602	\$102,219

Aerial



Aerial



Site Plan



At a Glance

Spring, TX at a Glance

Geography

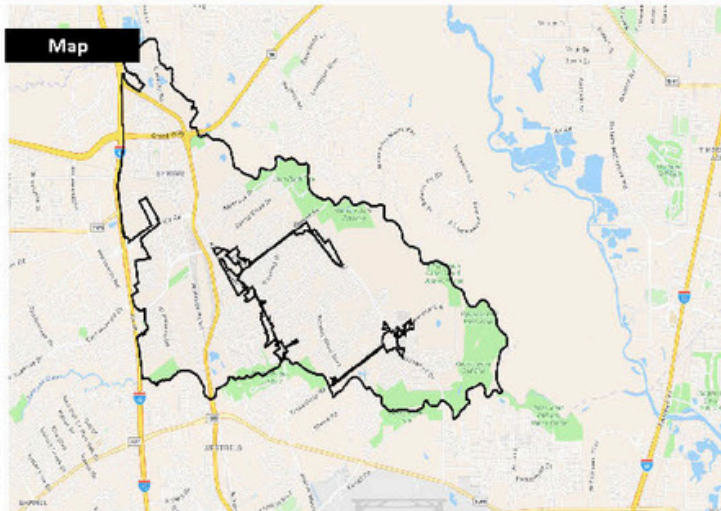
24
Miles
From Houston

23.6
Square miles
In Harris County

Population & Demos

65,907
Population (2022)
Residents in League
City

0.73
Percent
Projected annual
growth rate by 2027



Economy

\$495.3
Thousand GDP (2021)

\$96,065
Average Household
Income

\$32,464
Per Capita Income
(2022)

Employment

4.0%
Unemployment rate in Harris County as of
December 2022 and a .8% decrease YoY

64.9%
White collar workers (2022)

23,192
Housing Units (2022)

Business Summary

1,016
Total Establishments

240
Retail Trade Businesses

50
Eating and Drinking
Places

Consumer Spend 2022
Apparel & Services:
\$48,634,640
Entertainment/Recreation:
\$72,605,140
Food Away from Home:
\$88,725,532

Largest Employers

AT&T
Telecommunications Companies

Microsoft Corporation
Computer Systems Design Companies

Deloitte
Consulting Companies

Target
Niche Retailers

Kroger
Niche Retailers

Thank you

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