

RETAIL

For Lease

**2600 SF
Shell space**

Highlights:

Price: \$24/SF base \$10 NNN

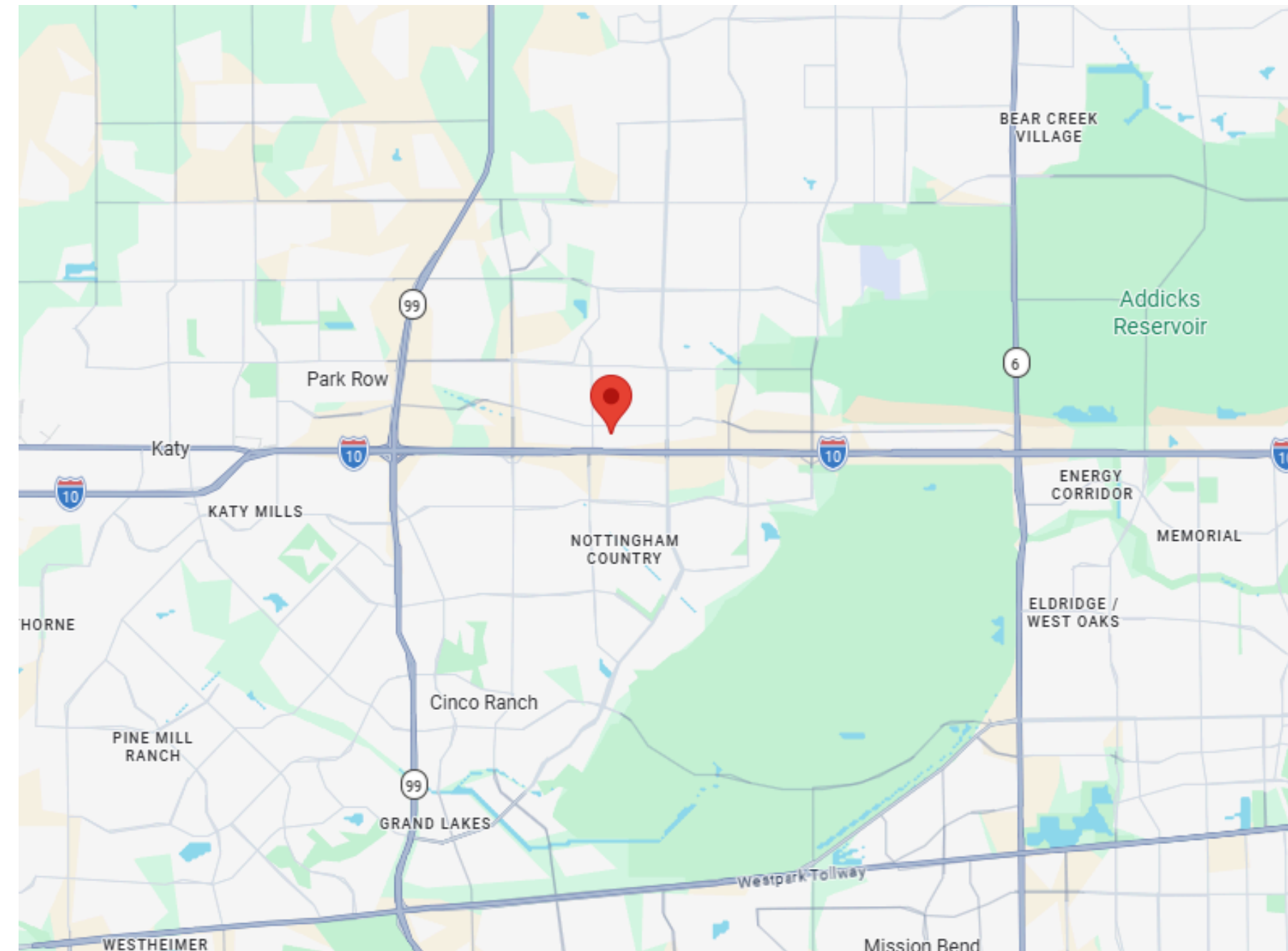
- 2,600 SF available (shell condition)
- Brand-new construction
- Flexible layout for a variety of retail and service uses
- Ideal for medical, beauty, fitness, office, and food concepts
- Surrounded by apartments and hotels (walkable customer base)
- Strong daily traffic + repeat residential clientele
- Ample parking and easy access
- Located in a rapidly growing Katy submarket

Now leasing 2,600 SF of brand-new shell space at 1531 Westborough Dr in Katy, TX, ideally positioned in a rapidly growing, high-demand area.

This versatile space offers a clean slate, making it perfect for a wide range of uses including medical or dental office, boutique fitness studio, salon or spa, retail showroom, specialty retail, café, or quick-service restaurant (QSR).

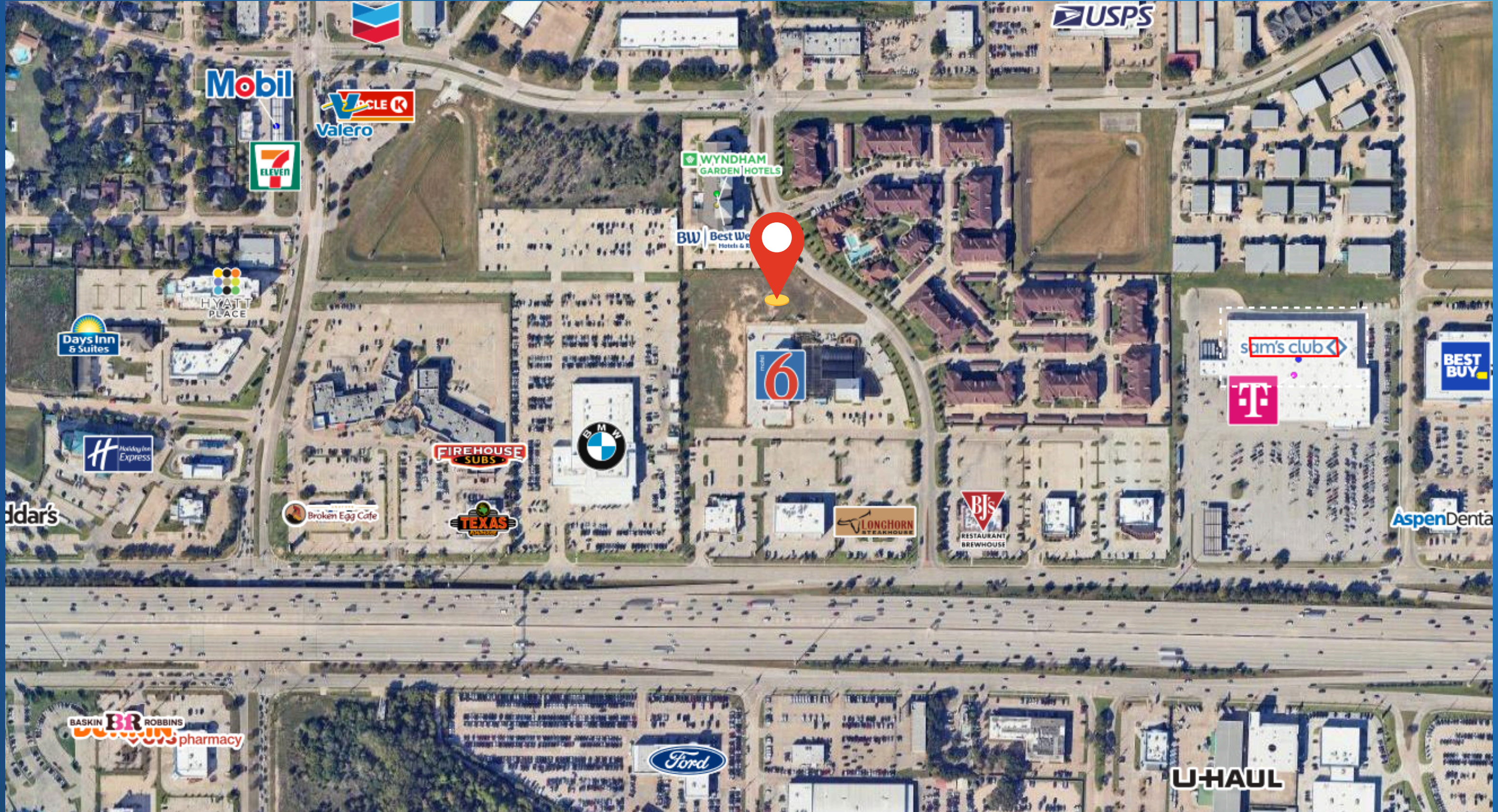
The property benefits from excellent walkability, surrounded by a dense mix of apartment communities and nearby hotels, providing both a built-in residential customer base and steady daily traffic from visitors. This combination creates strong demand for food, service, and lifestyle-oriented tenants seeking consistent and repeat business.

With modern construction, strong visibility, and ample parking, this location presents an outstanding opportunity for tenants looking to establish or expand in one of Katy's fastest-growing corridors.



IDEAL USES

**Retail | Spa/ Salon | Gym/ Fitness | Medical |
Financial Services | Office |**



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,768	136,256	290,680
Median Age	33.6	35.7	34.8
Households	5,542	47,675	98,149
Avg HH Income	\$86,065	\$124,046	\$125,683

