



# Former CVS For Lease

## 11,880 SF Available

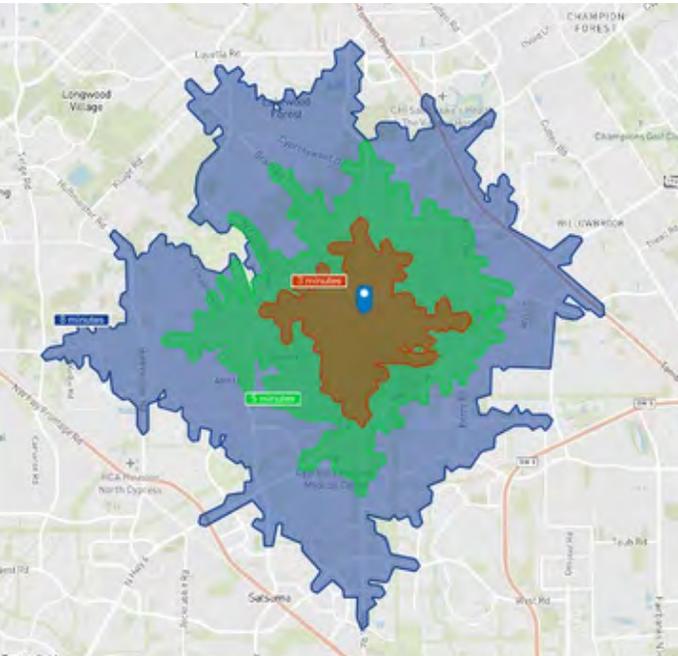
12234 N Jones Rd  
Houston, TX 77070

[Google Map Link](#)

 **JLL** SEE A BRIGHTER WAY

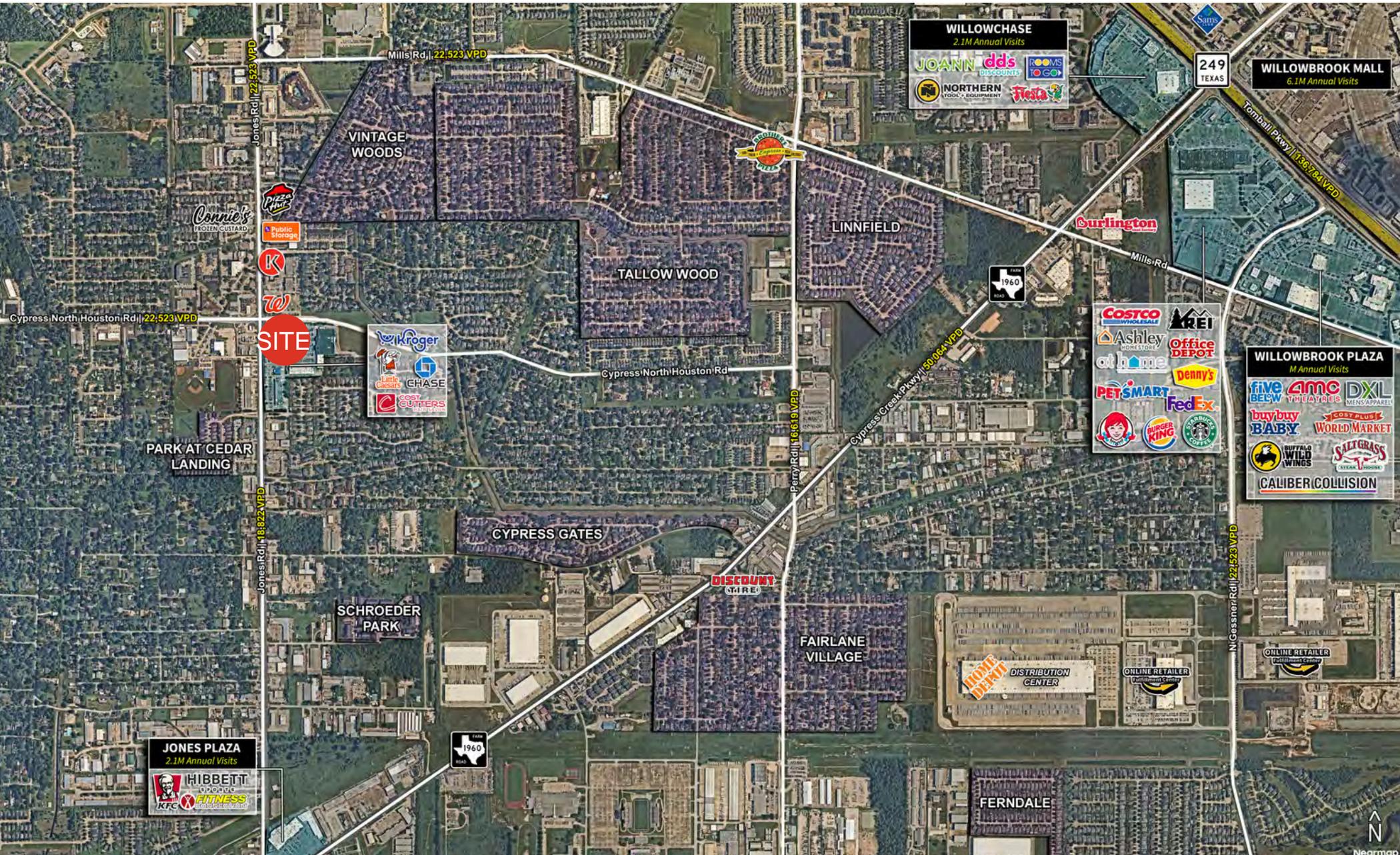
# Property Overview & Demographics

<b>Property Description</b>	<ul style="list-style-type: none"> <li>• Site fronts Kroger-anchored established neighborhood center within Harris County and Cy Fair ISD, strong local presence.</li> <li>• High traffic signalized intersection 20K CPD on Jones Rd and 23K CPD Cypress N Houston Rd.; providing 2 convenient access points.</li> <li>• Convenient to businesses such as Hewlett Packard, Methodist Willowbrook, and Cypress Christian School.</li> </ul>
<b>Building Description</b>	<ul style="list-style-type: none"> <li>• 11,880 SF / 1.46A freestanding CVS building with a pharmacy drive-thru.</li> <li>• Exceptional visibility 195' frontage on Jones Rd and 272' on Cypress N Houston.</li> <li>• Prominent single-tenant pylon signage, ensuring maximum exposure.</li> <li>• +/-24,000 SF parking field - accommodate 78 vehicles up to 88 (4 per 1,000 SF). 2024 estimated taxes: \$48,600</li> </ul>
<b>Economics</b>	Contact Broker for pricing



	1 mile	3 miles	5 miles
<b>Estimated daytime population</b>	12,044	116,971	286,099
<b>Estimated population growth % (2029)</b>	0.80%	0.19%	0.10%
<b>Estimated households</b>	5,338	41,903	101,415
<b>Estimated median household income</b>	\$65,210	\$75,754	\$84,848

# Residential and Retail Aerial



# Close Up Aerial



# CVS Close Up Image Aerial



CYPRESS N HOUSTON 21,233 VPD

JONES RD 31,307 VPD

78-88 parks



# Interior Photos



# Signage Photos

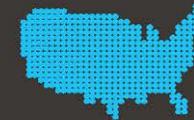


# Market Demographic Tapestry



LifeMode Group: Middle Ground

## Bright Young Professionals

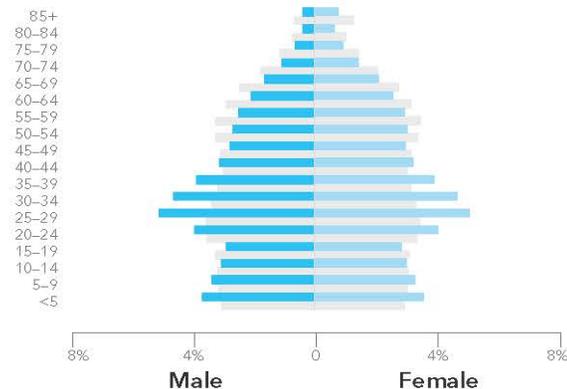


**TAPESTRY**  
SEGMENTATION  
[esri.com/tapestry](http://esri.com/tapestry)

### AGE BY SEX (Esri data)

Median Age: **33.0** US: 38.2

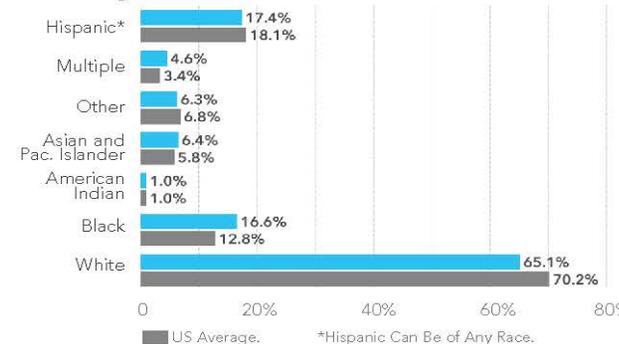
■ Indicates US



### RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **67.5** US: 64.0



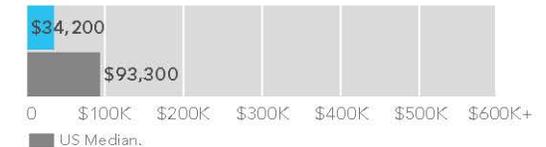
### INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

#### Median Household Income

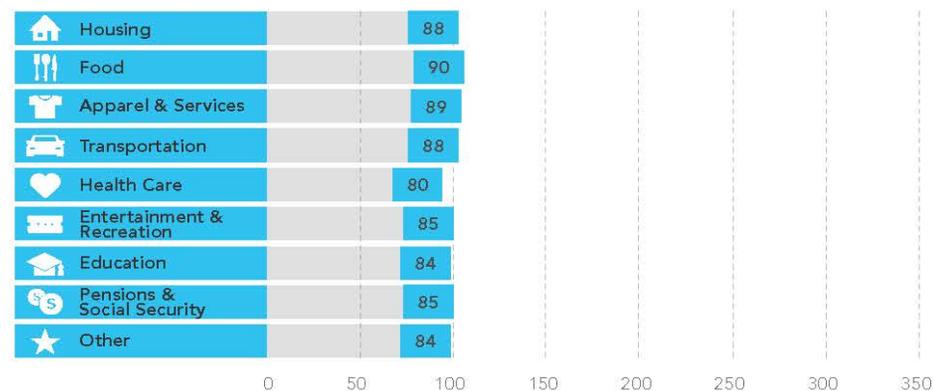


#### Median Net Worth



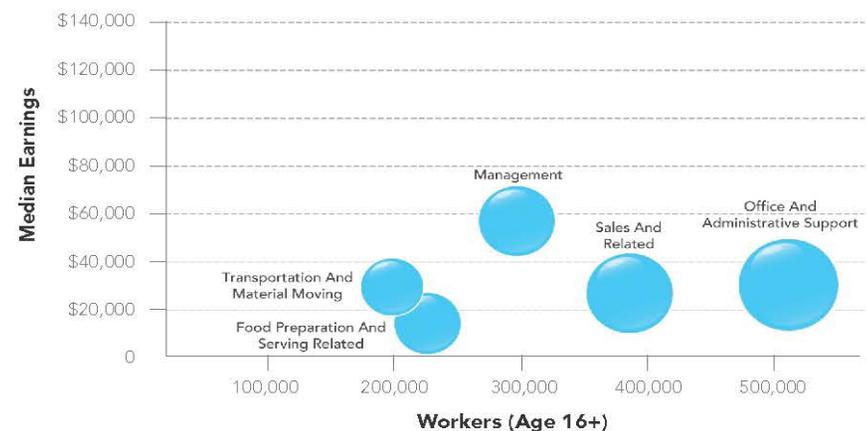
### AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



### OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



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