

RETAIL SPACE FOR LEASE

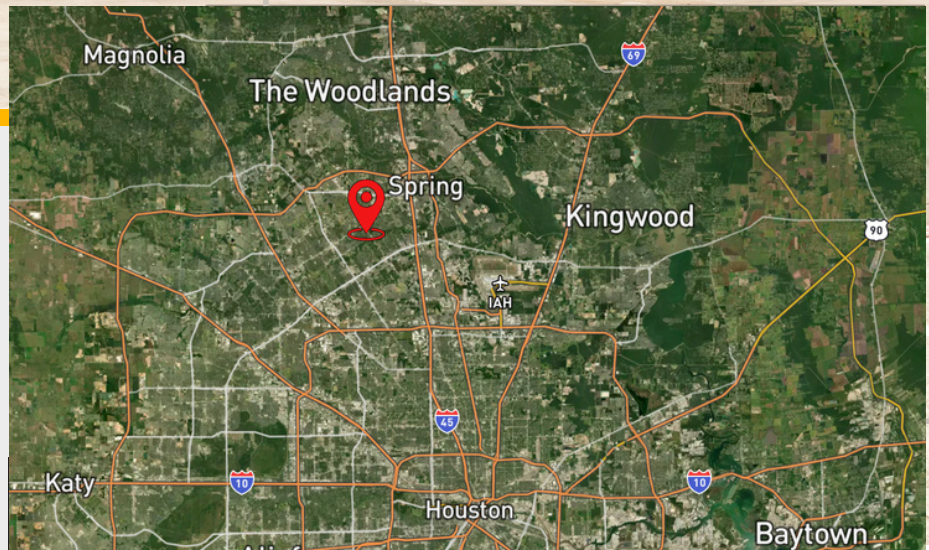
CYPRESSWOOD II CENTER

18311 - 18433 KUYKENDAHL | SPRING, TX 77379



FEATURES

- Flexible lease terms and competitive rates
- Retail space available, including a former bank space with drive thru and a banquet hall
- Retail, office, and medical welcome where applicable
- Access from both Kuykendahl and Louetta
- Abundant parking available
- Pylon signage available



FOR LEASING INFORMATION, CONTACT:

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SIZE

1400 to 10,998 sf

RATE

\$12 psf base rent + NNN expenses

HIGH TRAFFIC COUNTS

- over 32,000 vpd on Kuykendahl
- over 37,000 vpd on Louetta

DEMOGRAPHICS

- Average Household Income is over \$80,000 within 3 mile radius
- Over 108,000 people living within 3 miles

LOCATION

Located in a growing area with many residential neighborhoods, schools, and businesses nearby

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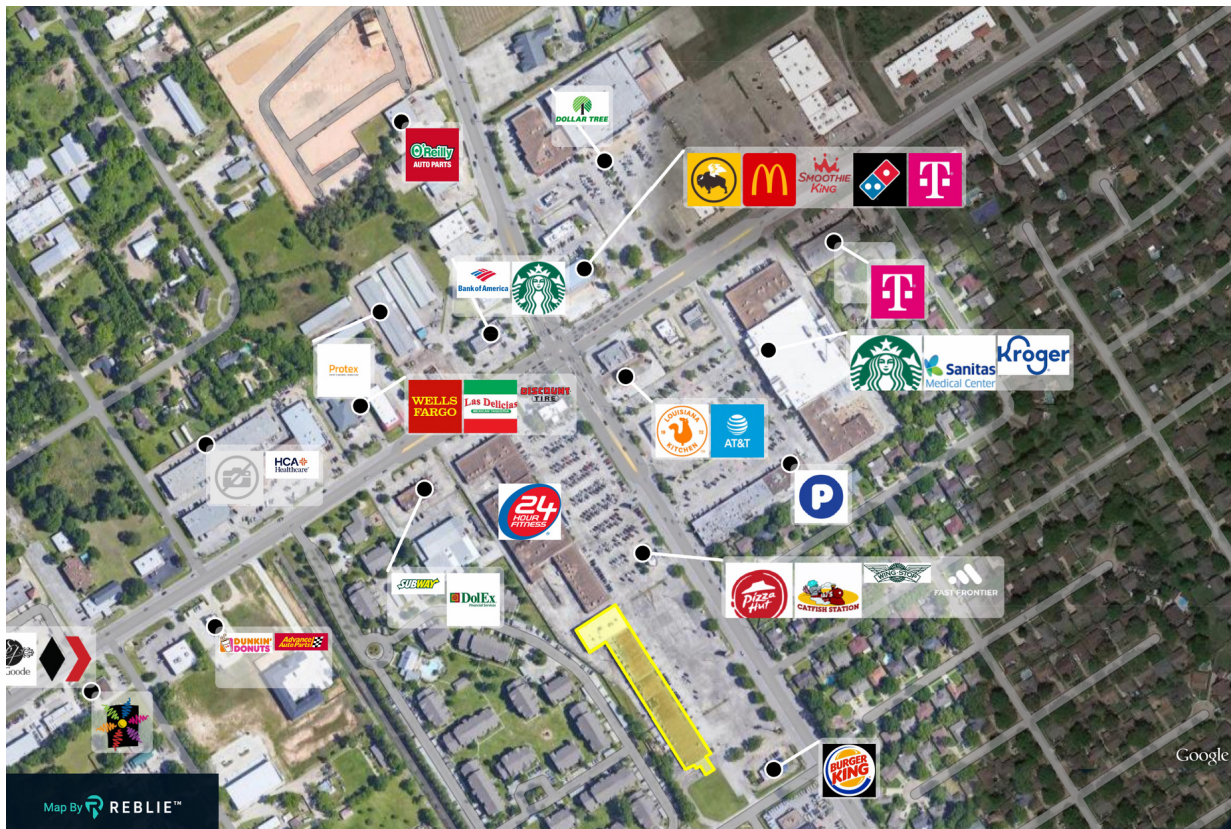
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SURROUNDING AMENITIES & SERVICES

- 24 Hour Fitness
- Kroger
- Wells Fargo
- Bank of America
- AT&T
- T Mobile
- Cypresswood Montessori
- Benfer Elementary School
- Strack Intermediate School
- The Villages at Louetta Apartments
- Starbucks
- Dunkin' Donuts
- Burger King
- Pizza Hut
- Catfish Station
- Louisiana Kitchen
- Subway
- McDonald's
- Buffalo Wild Wings
- Smoothie King
- O'Reilly Auto Parts
- Advanced Auto Parts
- Discount Tire
- HCA Healthcare
- Sanitas Medical Center
- Dollar Tree
- Dollar Express
- Sunspa Tanning



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