

COLONY PLAZA

4875 HIGHWAY 6 SOUTH – MISSOURI CITY, TX 77459

FOR LEASE



PRICE:	\$24.40 PSF
NNN RATE:	\$11.40 PSF
BUILDING SIZE:	8,576 SF
AVAIL SPACE:	5,115 SF
YEAR BUILT:	1996

- Strategically located at the busy intersection of Highway 6 and Dulles in Missouri City.
- Prime visibility along Highway 6, ensuring your business won't go unnoticed.
- Surrounded by national tenants such as AutoZone, Starbucks, and Vision Source drawing in a diverse and loyal customer base.
- Traffic counts of 45,952 vehicles per day bring enhanced brand exposure, higher sales potential, and competitive advantage to your business.

CONTACT:

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DEMOGRAPHICS

Population:	Avg. HH Income
1 mi. – 11,625	1 mi. - \$140,800
3 mi. – 106,938	3 mi. - \$133,166
5 mi. – 214,019	5 mi. - \$127,588

This property is subject to prior sale or lease, change in price, or removal from the market without prior notice. All information contained herein was supplied from sources deemed reliable, but is not in anyway warranted by the Seller / Owner or Terramont Realty Partners, LLC.



14363 Torrey Chase BLVD
Suite A
Houston, TX 77014
T: 281.858.3482

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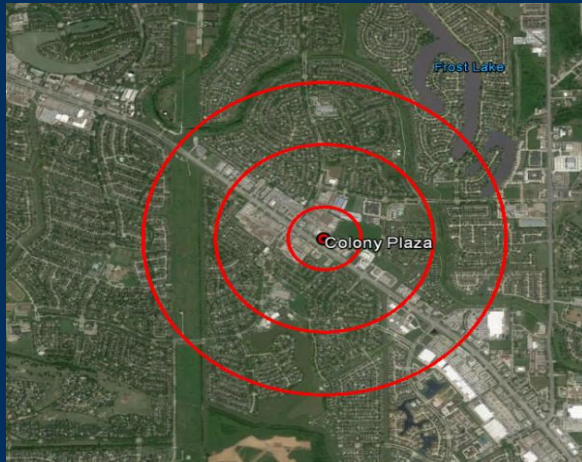
4875 Highway 6 South - Missouri City, TX 77459

**Available
2,115 SF**

**ARKA
School of Jiu-Jitsu**

**Available
3,000 SF**

Drive Way



State Highway 6 South

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