

**APEX
REALTORS**


4502 Riverstone Blvd #204
Missouri City, TX 77459

RETAIL

For Lease



Daniel Myers

 (510) 415-0297

[APEXREALTORS.COM](https://www.apexrealtors.com)

 @apexrealtors

 dmyers@apexrealtors.com

5444 WESTHEIMER RD. SUITE 1620,
HOUSTON, 77056

UNIT SIZE

1,200 SF

HIGHLIGHTS

- 1,200 SF End-Cap Unit – Currently a pediatric practice, ready for immediate use.
- Prime Location – Conveniently situated in Missouri City, minutes from Sugar Land.
- High Visibility – Positioned on Riverstone Blvd with excellent traffic counts.
- Strong Demographics – Rapidly growing, affluent surrounding community.
- Turnkey Medical Buildout – Multiple exam rooms, reception, and waiting area in place.
- Ample Parking – Purpose-built center with generous on-site parking.
- Professional Setting – Ideal for medical, dental, or other healthcare users.
- Private Tours – Showings available by appointment only.
- Nearby Amenities – Close to retail, restaurants, and residential communities.
- Easy Access – Quick connection to Hwy 6 and major thoroughfares.

Demographics >>

	1 mile	3 miles
Population	11,030	103,640
Households	3,582	34,875
Median Age	43.20	41
Median HH Income	\$118,503	\$102,655
Daytime Employees	6,301	21,783
Population Growth '24 - '29	↑ 19.10%	↑ 19.63%
Household Growth '24 - '29	↑ 19.68%	↑ 20.22%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Riverstone Blvd	Parkside NE	2,529	2025	0.09 mi
Alvin-Sugarland Rd	Riverstone Blvd NW	43,382	2024	0.33 mi
Alvin Sugarland Road	Riverstone Blvd NW	39,100	2020	0.34 mi
Township Ln	Williamsburg Ln E	5,912	2025	0.36 mi
Riverstone Blvd	Alvin-Sugarland Rd E	8,338	2025	0.38 mi
Riverstone Boulevard	Alvin-Sugarland Rd E	10,393	2025	0.39 mi
S University Blvd	Alvin-Sugarland Rd NE	14,223	2025	0.42 mi
Alvin-Sugarland Rd	S University Blvd SE	41,118	2025	0.42 mi
Double Lake Dr	Rimrock Dr NW	1,555	2018	0.50 mi
FM 1092 Rd	1092 Rd NE	22,167	2025	0.50 mi

