

FOR LEASE

Available

Cindie's
number one in fantasy and fun!

23235 TOMBALL PKWY, TOMBALL, TX 77375

TOMBALL HWY 249 SHOPS
4,665 SQ FT RETAIL

JAR REAL ESTATE

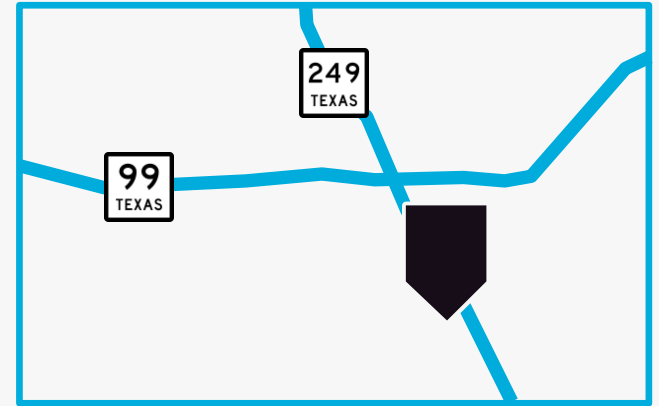
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713-635-9918

201 Roberts St, Ste. 10
Houston, TX 77003

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PROPERTY HIGHLIGHTS

- Traffic Counts: 90,000+ VPD
- Spring Cypress exit
- 45+ parking spaces in front and back
- Pylon signage
- Additional billboard-style signage
- High Ceilings & Traditional Retail Build Out
- Within 1 mile of Hwy 249 / Grand Parkway Interchange
- 50 FT building depth
- Dense Commercial Area: Walmart Supercenter, CVS, Bank of America, Rudy's Bar-BQ, Regal Lone Star, District 249



AREA DEMOGRAPHICS

	3 MI	5 MI
Population	95,772	208,402
Avg HH Income	\$98,912	\$92,210
Households	32,904	75,387



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- Hwy 249 Frontage, Visibility & Pylon Signage
- Shallow 50-ft depth maximizes freeway frontage
- Rent: Call for pricing



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BACK PARKING LOT



FRONT OF BUILDING AND FRONT PYLON SIGN VISIBLE TO HWY 249



SIDE OF BUILDING AND SIDE SIGNAGE VISIBLE TO HWY 249



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SPRING CYPRESS ROAD

HIGHWAY 249



*LOCATIONS OF SURROUNDING RETAILERS ARE APPROXIMATE AND SIZE NOT TO SCALE

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DISCLAIMER

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by JAR Real Estate, LLC or by any agent, principal or employee of JAR Real Estate, LLC .



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