



mainstreet at kingwood

BOUTIQUE GROCERY ANCHORED
SHOPPING CENTER

4545 Kingwood Dr
Humble, TX 77345

SHOP ^{cos.} | nuveen

local shopping hub

Located in **Kingwood, Texas** — a highly affluent community know for award winning schools, high-end housing and multiple recreational options. **Great proximity and trails to neighborhoods**

Home to some of the strongest demographics in the city — including a **\$104,654** median household income and **\$521,099** median net worth within 1 mile

A family-centric, grocery-anchored center with **H-E-B, lighted access** and ample surface parking

Dynamic mix of **national and local retail** and **dining tenants** including Freebirds, Torchys and Potbelly

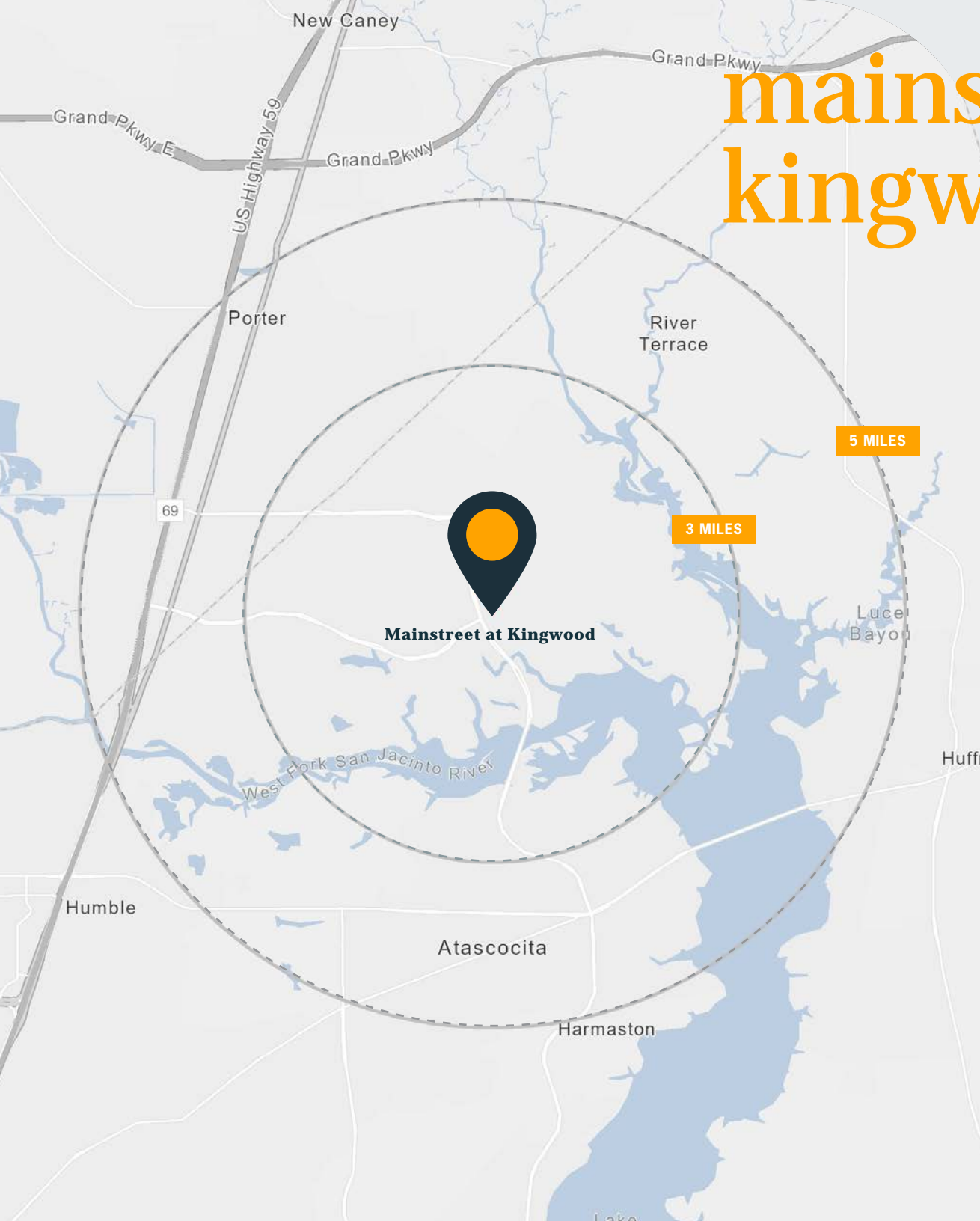
Easy access at a highly trafficked intersection — **34,278 VPD** on Kingwood Dr and **34,446 VPD** on W Lake Houston Pkwy

Surrounded by well-educated consumers: **63.9%** of residents within 1 mile hold a college degree or higher

Savvy Suburbanites is the dominant lifestyle segment — affluent, well educated with refined tastes and quality urban core



mainstreet charm. kingwood style.



Affluent shoppers...just steps away. Situated in the heart of Kingwood, Mainstreet at Kingwood serves a sophisticated, high-income population where average household incomes exceed \$150,000. Surrounded by historic homes, private schools, and a deeply rooted community, this center appeals to discerning residents who value quality, convenience, and local flavor. Its proximity to nearby institutions and established neighborhoods makes it a natural hub for both essentials and indulgences.

\$104K

Median household income within 1 mile

\$88K

Median disposable income within 1 mile

127K

Average daytime population within 5 miles

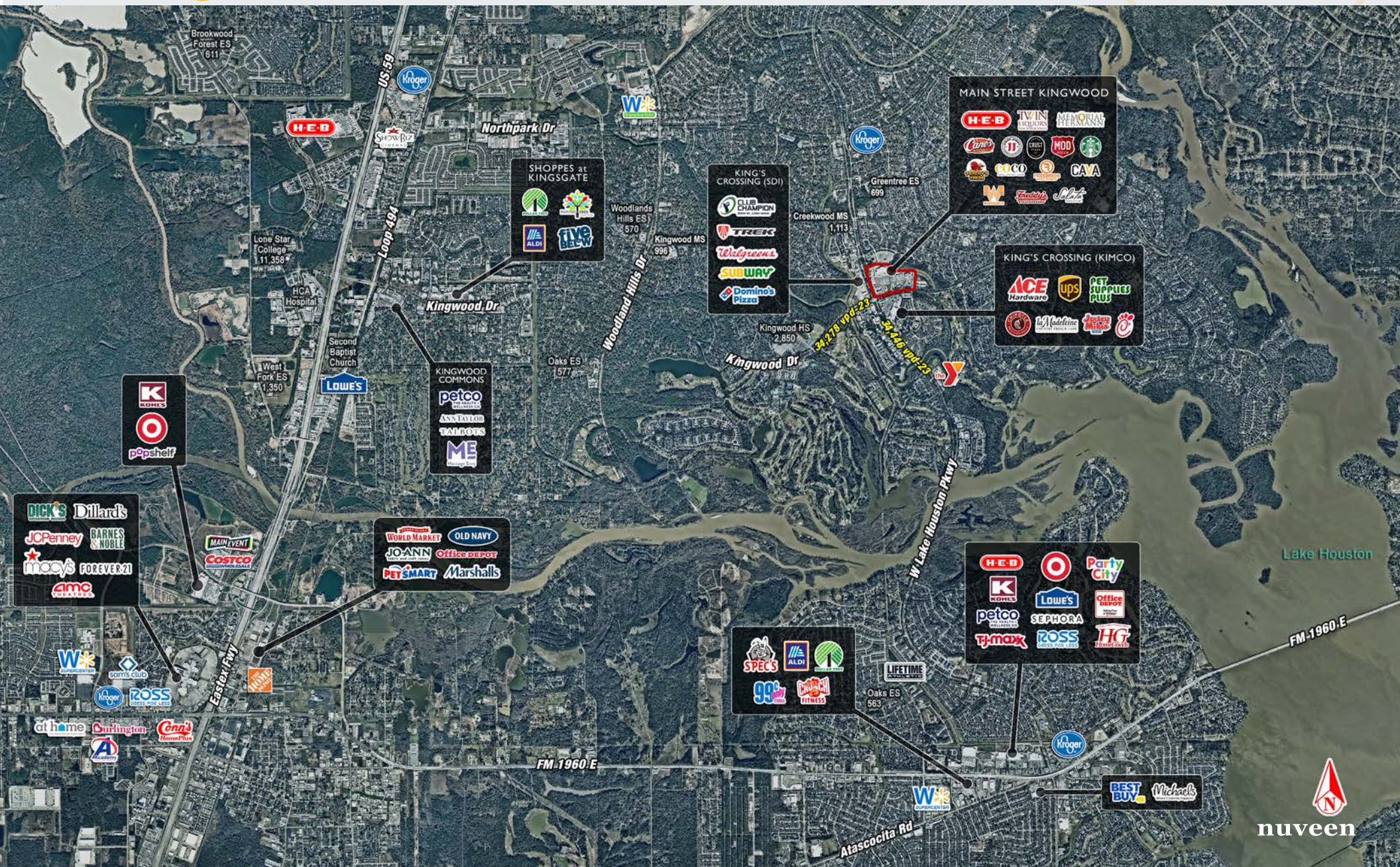
149K

Residents within 5 miles

985

Households are Savvy Suburbanites (ESRI) -
30% of 1-mile population

the heart of kingwood retail



zooming in: mainstreet at kingwood



site plan



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shop. dine. stroll. repeat.

ALL IN ONE PLACE



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GENERAL INQUIRIES

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