



# mainstreet at kingwood

BOUTIQUE GROCERY ANCHORED  
SHOPPING CENTER

4545 Kingwood Dr  
Humble, TX 77345

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# local shopping hub

Located in **Kingwood, Texas** — a highly affluent community known 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

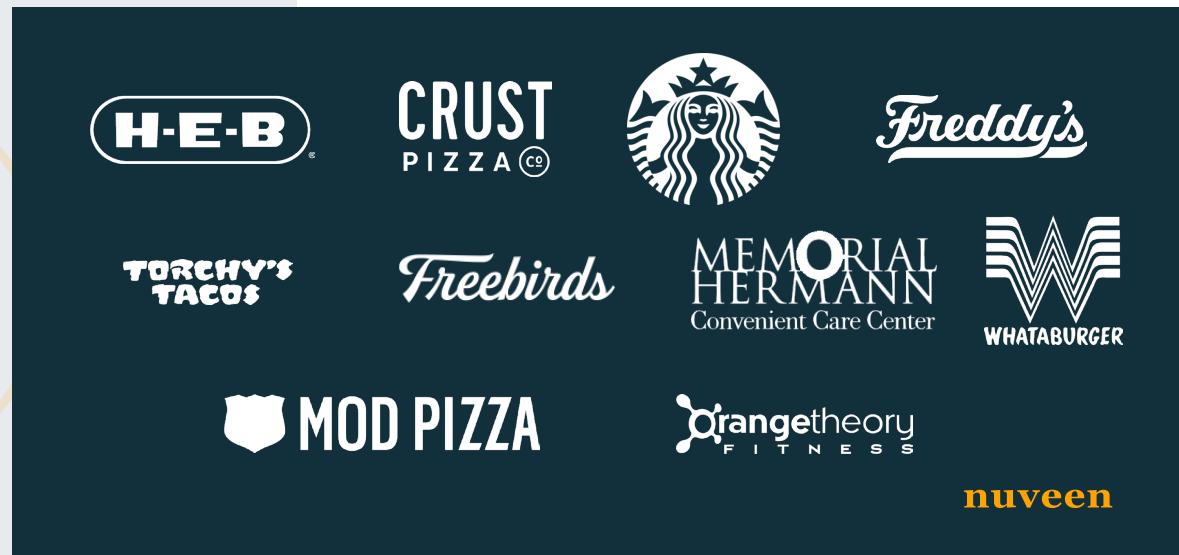
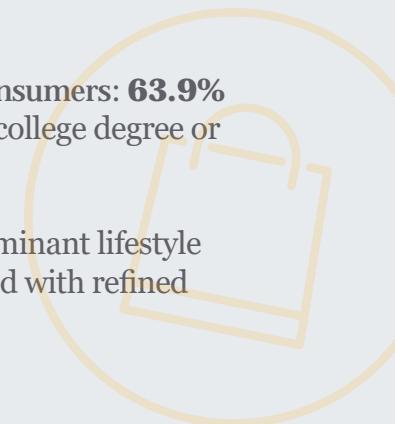
A family-centric, grocery-anchored center with **H-E-B, lighted access** and ample surface parking

Dynamic mix of **national and local retail** and **dining tenants** including Freebirds, Torchy's and Potbelly

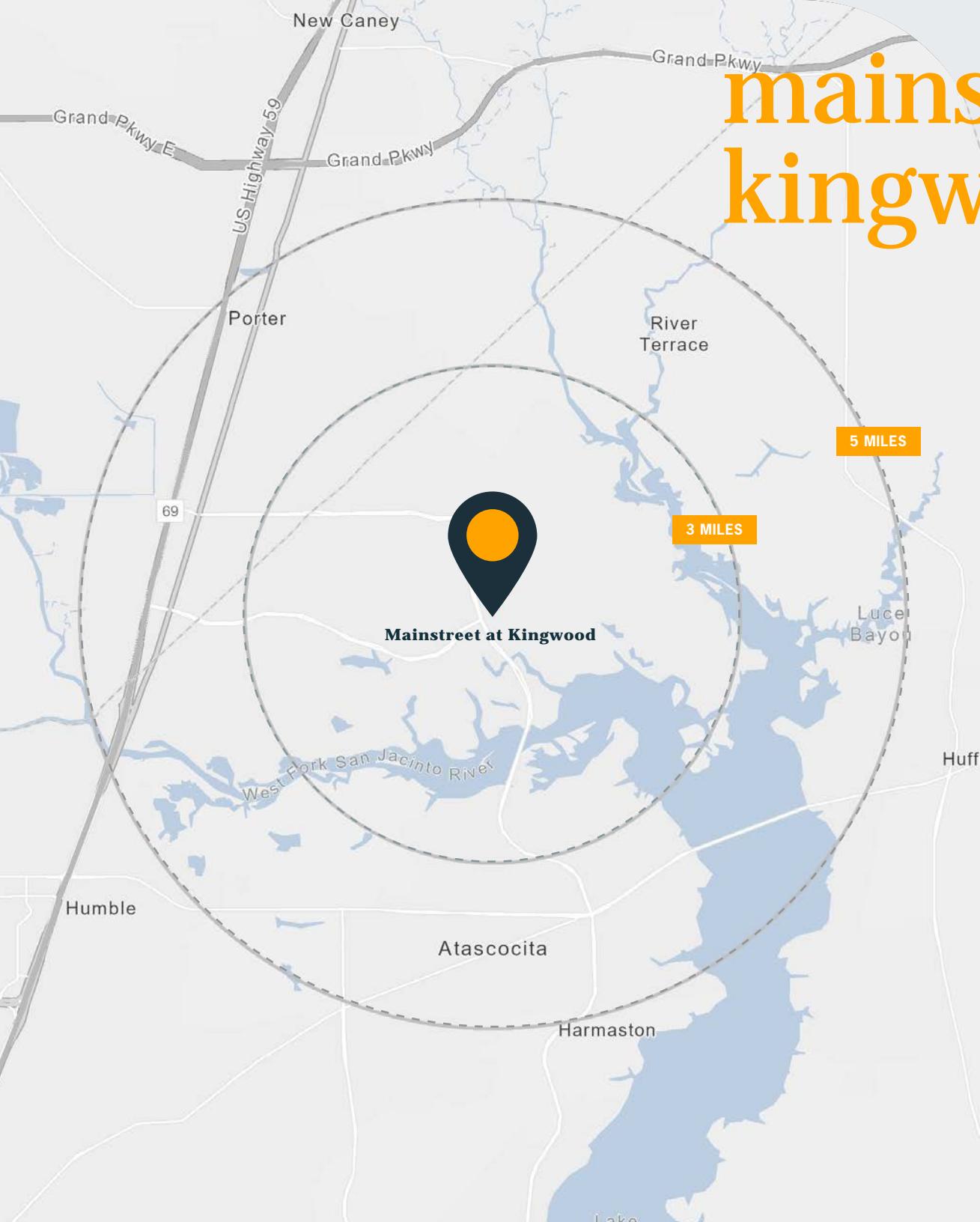
Easy access at a highly trafficked intersection — **34,278 VPD** on Kingwood Dr and **34,446 VPD** on W Lake Houston Pkwy

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

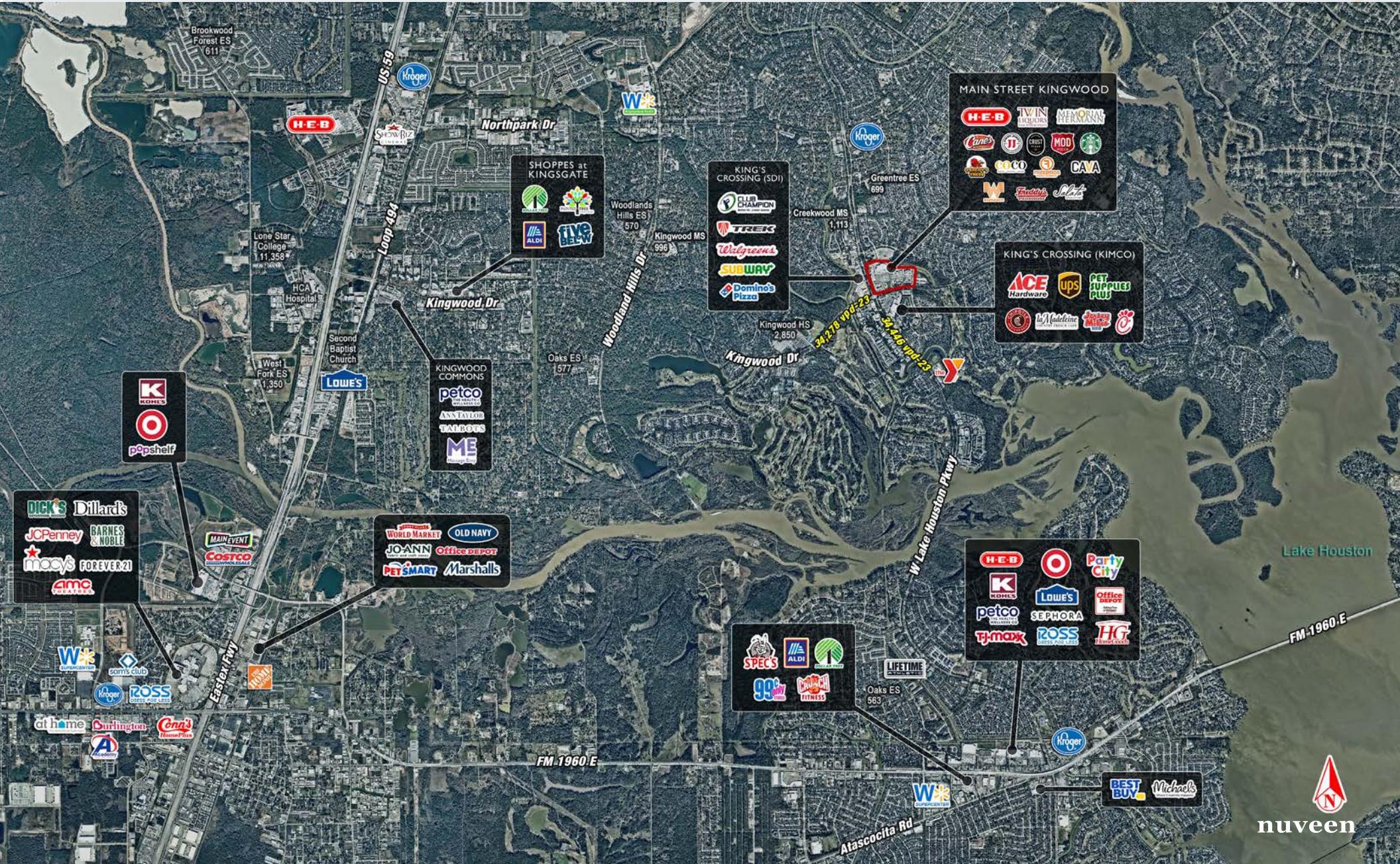
**149K**

Residents within 5 miles

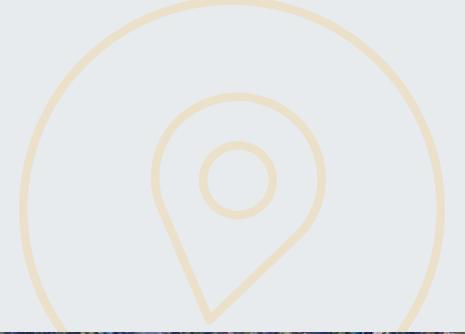
**985**

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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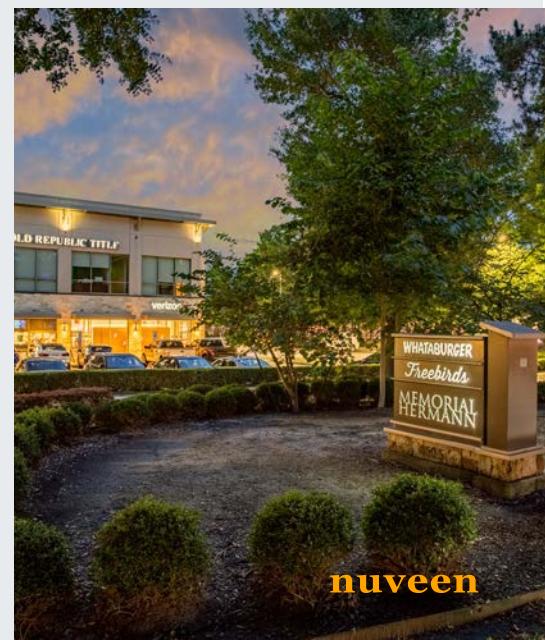
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# shop. dine. stroll. repeat.

ALL IN ONE PLACE



**nuveen**

# mainstreet at kingwood

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