

Loop 494 Center

Highly Sought-After Submarket in Kingwood, Texas
22704 Loop 494, Kingwood, TX 77339



Property Description

- Contemporary New Design
 - ⇒ Ste. M2, 1,315 SF (\$21 psf) + NNN (\$6.77)
 - Ste E2, 700± SF \$1,500 p.m. + NNN
 - ⇒ * Ste. L, 2,645 SF (\$25 psf) + NNN or split 1,500 SF and 1,100 SF NNN

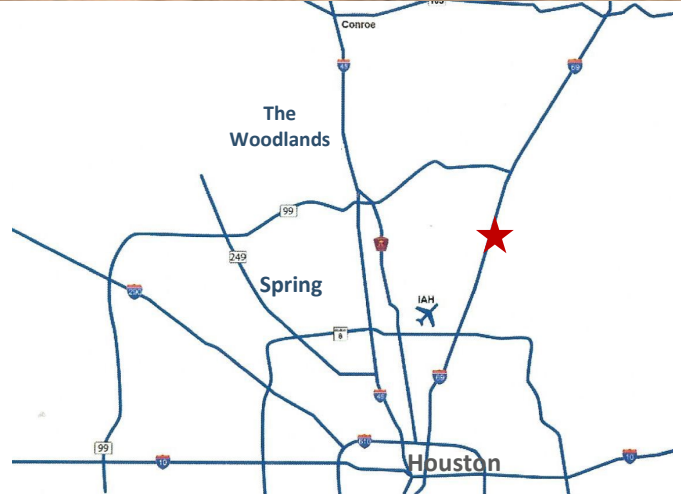
**End-cap & Ste B, perfect for café, coffee shop (covered patio area with separate entry). Do not disturb tenant.*

- Great Visibility ~ 140'+ Frontage
- See Other Similar Property [Here](#).

- **Demographics:**

1—Mile	3—Mile	5—Mile
Population	3,703	43,162
		149,031
- **Ave. Income:**

1—Mile	3—Mile	5—Mile
\$101,847	\$108,802	\$109,958
- **Households:** 25,009 @ 10-Minute Drive
- **Daytime Employees:** 44,712 “ “ “ “
- **Autos PD:** 21,000+



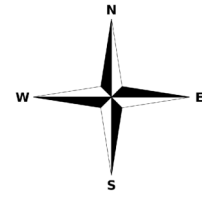
FISHER Advisors LLC
Business Sales, Mergers & Acquisitions
Commercial Real Estate Investments

Contact

David Fisher, CCIM
(936) 320-3737

dfisher@fisheradvisorsllc.com

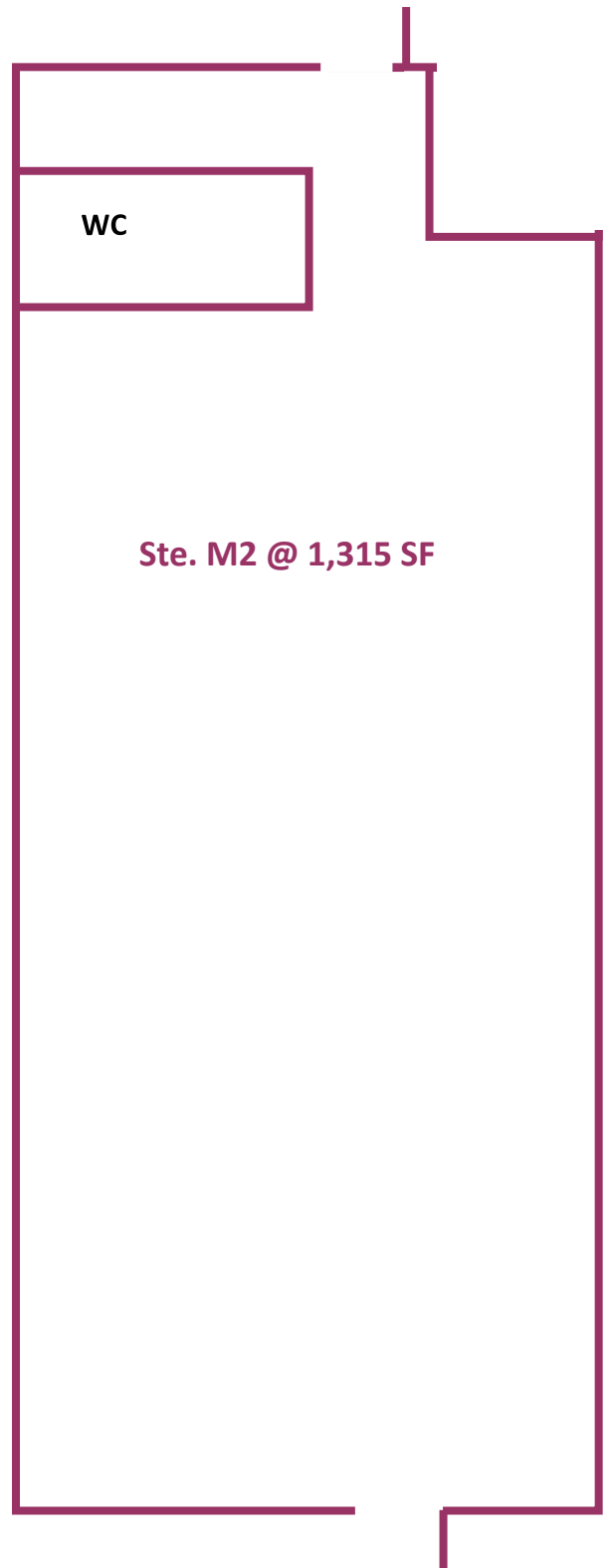
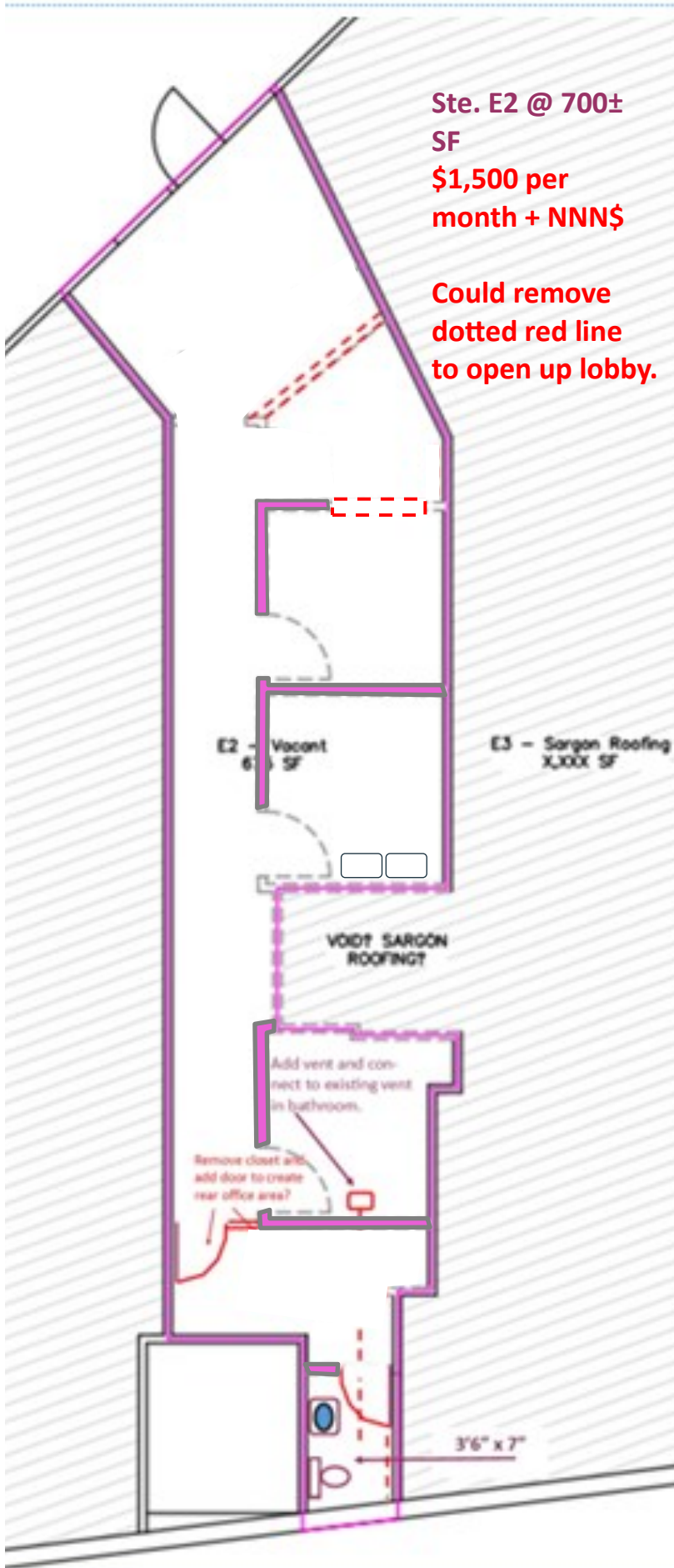
B&G Liquor 2,645 SF
Ste. M @ 1,315 SF
Ste. E2 @ 700± SF



Ste. L2 @ 1,500 SF \$3,500 (All-in)
Ste. L @ 1,100 SF \$2,500 (All-in)



**Could split to 1,500 SF
& 1,100 SF.**



70

LOOP 494 CENTER
22704 LOOP 494, KINGWOOD, TX 77388



LOCATION!

LOCATION!

LOCATION!

David Fisher, CCIM
(832) 476-7213
david@newmancre.com



W/M
Sto.

Cooler

2,645 SF could be split into 1,645 SF & 1,000 SF here.. - - - - -

Or Increased to 3,960 SF by removing the demising wall here.. →



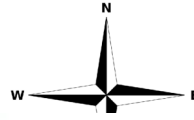
Ste. L @ 2,645 SF

Could be split into two spaces

Ste. (L2) = 1,645 SF

Ste. (L) = 1,000SF

Ste. (M) = 1,315 SF



Pole Sign for
L2



Your Name Here

And
Here

