

# PROVIDENCE PLAZA

9400-9478 HIGHWAY 6 SOUTH  
HOUSTON, TX 77083

**DOLLAR  
TREE**

RETAIL PROPERTY FOR LEASE

**DIANE KARADSHEH**

LEASING AGENT  
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# PROVIDENCE PLAZA

DOLLAR TREE ANCHORED NEIGHBORHOOD CENTER | 9400-9478 HIGHWAY 6 SOUTH, HOUSTON, TX 77083



## PROPERTY DESCRIPTION

Introducing Providence Plaza, an exceptional leasing opportunity in the heart of Houston's prestigious Uptown District. Anchored by Dollar Tree and strategically situated along Highway 6 South at the entrance to the esteemed Four Corners Subdivision, this prime property epitomizes convenience and accessibility. Boasting a robust tenant mix of retailers and restaurants, Providence Plaza serves as a vital hub for the Fort Bend County community, catering to the diverse needs of its residents. Join us at Providence Plaza and position your business for success in a bustling commercial center that enjoys high visibility and steady foot traffic.

## PROPERTY HIGHLIGHTS

- Busy community center located across from Petco and LA Fitness shadow anchored by Kroger.
- Located on high-traffic Highway 6 South with easy access from Westpark Tollway.
- National retailers within a 1-mile radius include Starbucks, McDonald's, Bank of America, and Chase Bank.
- Surrounded by dense residential neighborhoods with 3 elementary schools and a middle school. Less than 2 miles (Fort Bend ISD).

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## OFFERING SUMMARY

Available SF:	800 SF, 1800 SF
Building Size:	90,327 SF
Vehicles Per Day:	53,324 via Highway 6 19,086 via Bissonnet Street
Major Tenants:	Dollar Tree, SPEC's Fine Wines & Foods

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$87,282	\$77,704	\$77,809
Total Population	18,507	167,744	358,851
Total Households	5,481	51,637	121,543



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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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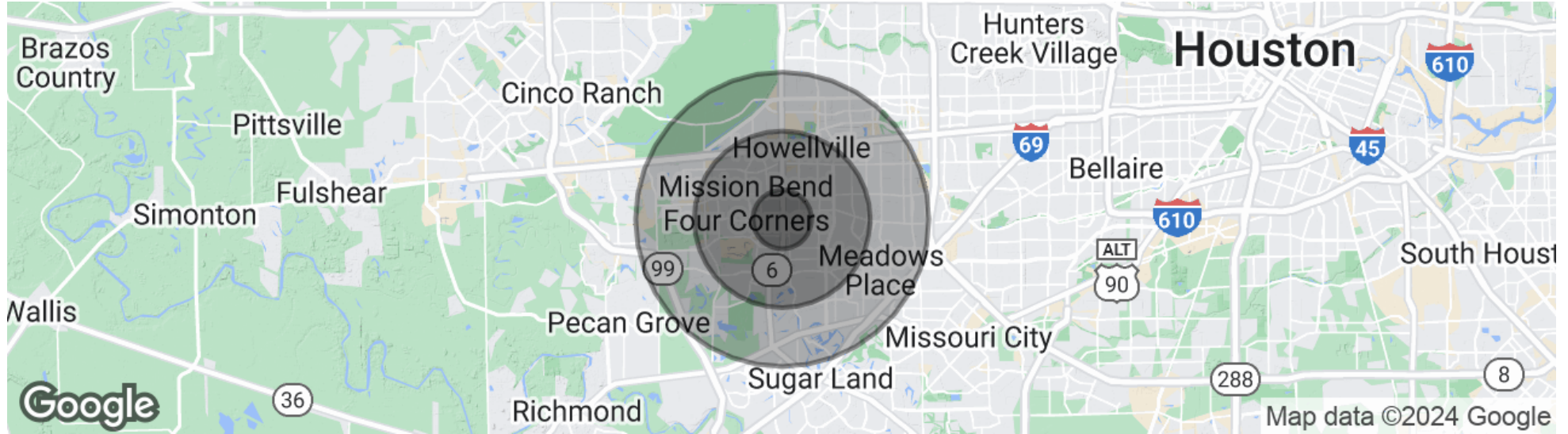
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	18,507	167,744	358,851
Median age	35.3	34.9	35.1
Median age (Male)	35.3	33.5	33.7
Median age (Female)	35.6	35.7	36.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,481	51,637	121,543
# of persons per HH	3.4	3.2	3.0
Average HH income	\$87,282	\$77,704	\$77,809
Average house value	\$183,998	\$176,419	\$182,686

\* Demographic data derived from 2020 ACS - US Census

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