



Spring, TX Freeway Frontage

Sublease Opportunity

20141 Interstate 45 N
Suite 100
Spring, TX 77388

± 4,800 SF End Cap Available

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Property Overview



Property Description

This property is in a quality, high demand retail trade area. Additionally, this location offers excellent visibility and access from I-45. Positioned on a freeway pad site between Home Depot and Lowes. Additional surrounding retailers include Target, AMC, Best Buy, LA Fitness, Ross, and Kohls.

Current Term Expires: October 2029

Call broker for pricing.



Opportunity Highlights



Estimated Population

1-miles	3-miles	5-miles
8,958	95,827	256,030



Number of Households

1-miles	3-miles	5-miles
3,246	34,665	88,860



Average Household Income

1-miles	3-miles	5-miles
\$129,511	\$105,812	\$108,524



Median Age

1-miles	3-miles	5-miles
37.4	34.8	33.9



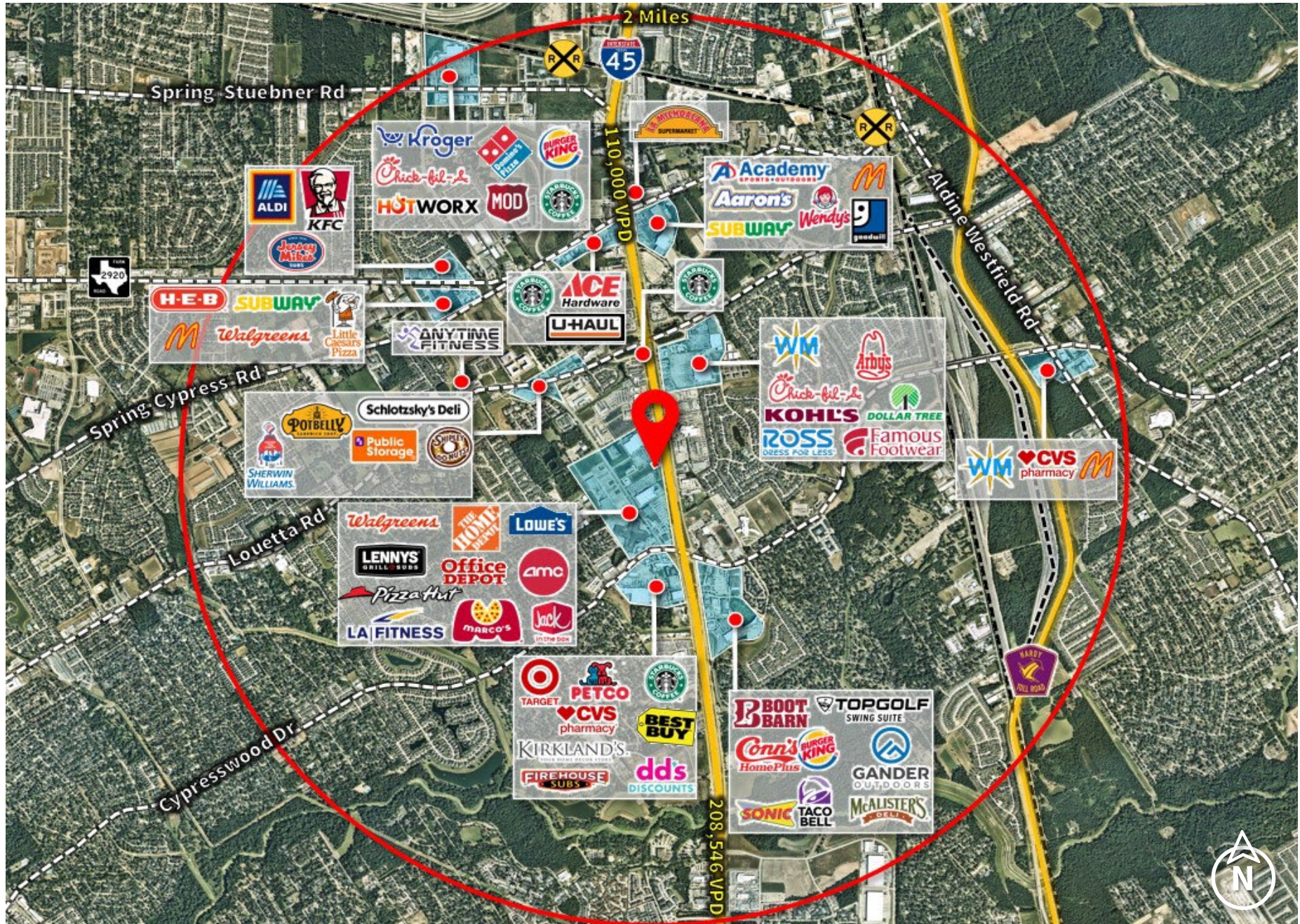
Area Traffic Counts

195,366 VPD
I-45, East of Property

17,016 VPD

Holzwarth Rd @ Meadow Edge Ln

Nearby Restaurants, Retail & Entertainment



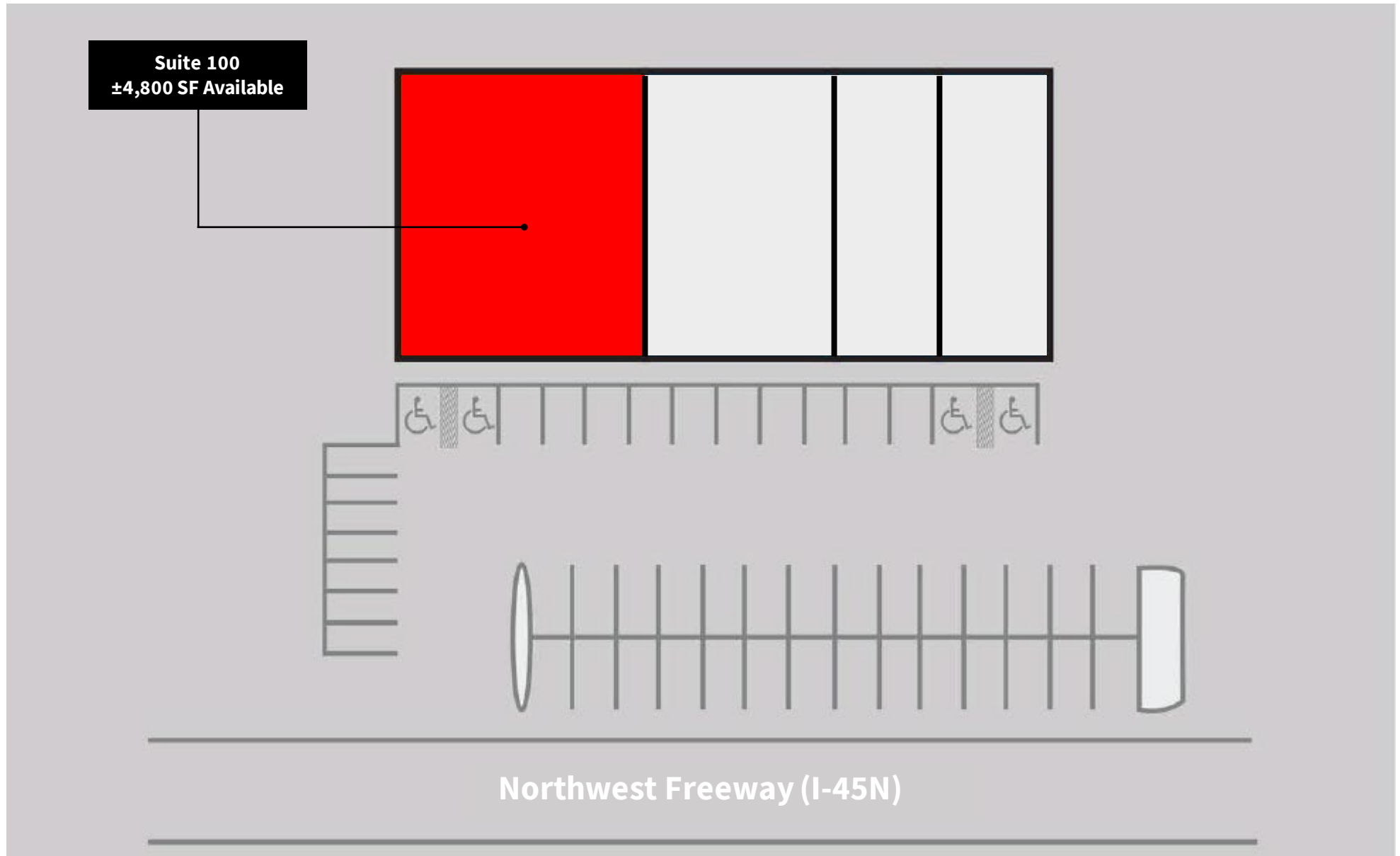
An aerial photograph of a commercial area. A multi-lane highway, Interstate 45, runs diagonally across the middle of the image. To the left of the highway is a large parking lot with several cars and a building with a red roof. To the right of the highway is a large commercial complex with multiple buildings and parking lots. A red outline highlights a specific building in the foreground, which is a single-story structure with a red roof. The surrounding area includes various commercial buildings, parking lots, and some greenery. A north arrow is visible in the bottom right corner.



Aerial View



Site Plan





Thank You

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