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FOR LEASE

22710 PROFESSIONAL DR.
KINGWOOD, TX 77339

17,856 SF



Sarah Dominguez
President
915-433-0800
sarah@grayce.us

FOR LEASE

MARKET OVERVIEW, 22710 Professional Dr.



THE AREA IS ALSO SUPPORTED BY A ROBUST INFRASTRUCTURE THAT CATERS TO THE NEEDS OF BUSINESSES AND RESIDENTS, INCLUDING ADVANCED TELECOMMUNICATIONS NETWORKS AND UTILITY SERVICES. ADDITIONALLY, KINGSWOOD'S DEMOGRAPHIC PROFILE INDICATES A DIVERSE AND AFFLUENT POPULATION, DRIVING DEMAND FOR A WIDE RANGE OF SERVICES AND AMENITIES. THE LOCAL GOVERNMENT'S COMMITMENT TO ECONOMIC DEVELOPMENT, THROUGH INCENTIVES AND SUPPORTIVE POLICIES, FURTHER BOLSTERS THE APPEAL OF KINGSWOOD AS A PRIME LOCATION FOR REAL ESTATE.

KINGSWOOD, TEXAS, IS A BURGEONING COMMUNITY CHARACTERIZED BY ITS STRATEGIC LOCATION, VIBRANT LOCAL ECONOMY, AND GROWING POPULATION. THIS LOCALE HAS SEEN A NOTABLE INCREASE IN COMMERCIAL ACTIVITIES, MAKING IT AN ATTRACTIVE DESTINATION FOR RETAIL, OFFICE, AND MIXED-USE DEVELOPMENTS. WITH ITS PROXIMITY TO MAJOR TRANSPORTATION ROUTES, KINGSWOOD OFFERS EXCEPTIONAL ACCESSIBILITY TO BOTH SUPPLIERS AND CUSTOMERS, ENHANCING THE POTENTIAL FOR BUSINESS OPERATIONS.



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RETAIL PROPERTY, 22710 Professional Dr.



SITE SPECIFICATIONS

Total SF	33,069 SF
Year Built	2005
Municipality	Kingswood
Lease Rate	\$26.50 PSF/YR
Lease Type	NNN

AVAILABLE SPACE
17,856 SF

PROPERTY INFORMATION

- Covered patient drop-off
- Fully built out medical suites
- Medical co-tenancy in the building and surrounding area
- Plenty of visibility and good signage opportunity
- In close proximity to Kingswood's medical hub

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SITE AERIAL, 22710 Professional Dr.



GRAYCE
PROPERTY CONSULTANTS

Jesse Jones
Park and Nature

FOR LEASE

DEMOGRAPHICS, 22710 Professional Dr.



1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	4,764	5,020
3 miles	42,814	45,466
5 miles	134,245	140,725



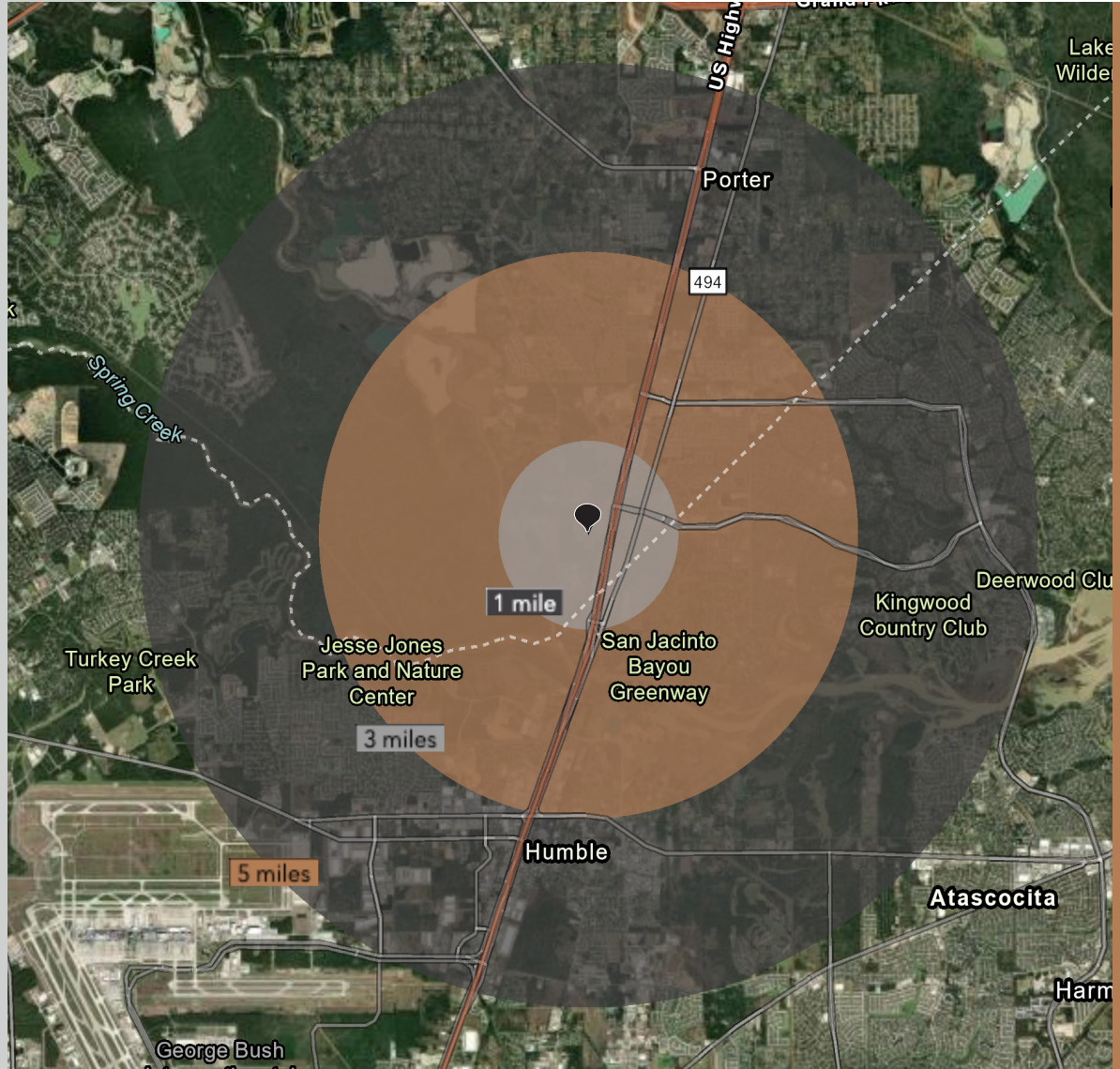
Households

1 mile	2,416	2,590
3 miles	16,523	17,851
5 miles	48,251	51,375



Median HH Income

1 mile	\$59,947	\$63,536
3 miles	\$84,175	\$98,325
5 miles	\$81,329	\$94,336



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