

FOR LEASE

4501 Sweetwater Blvd  
Sugar Land, TX 77479

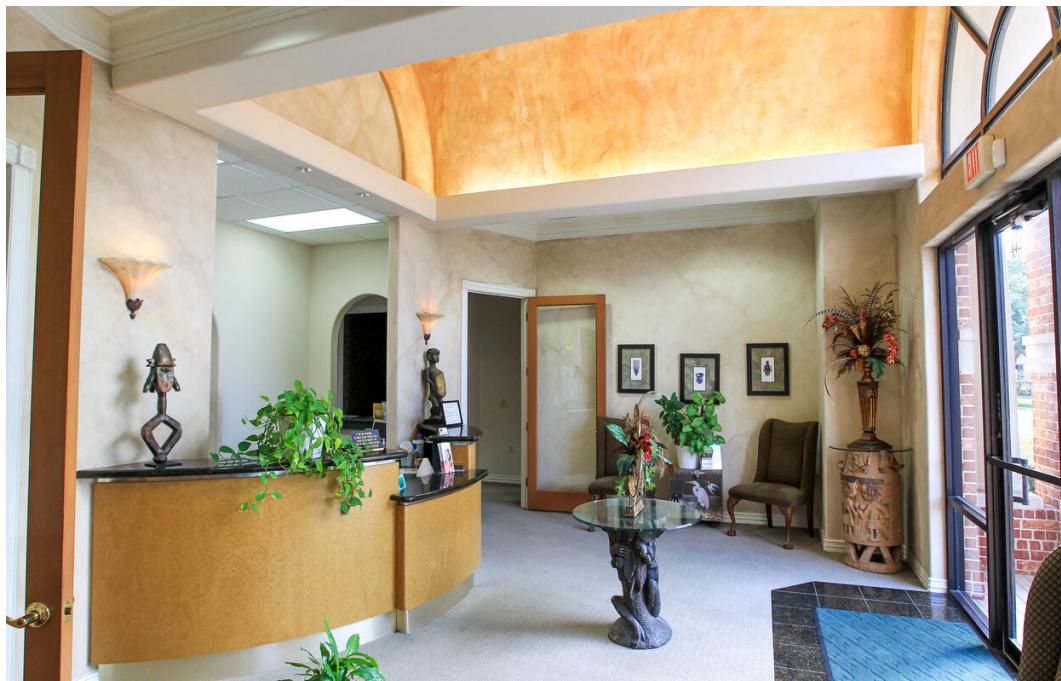
2,712 SF medical office in  
prime Sugar Land location  
on the lake



**Marti Grizzle**  
Senior Associate  
+1 713 209 5810  
[marti.grizzle@avisonyoung.com](mailto:marti.grizzle@avisonyoung.com)

**AVISON  
YOUNG**

# Property Details



## Highlights

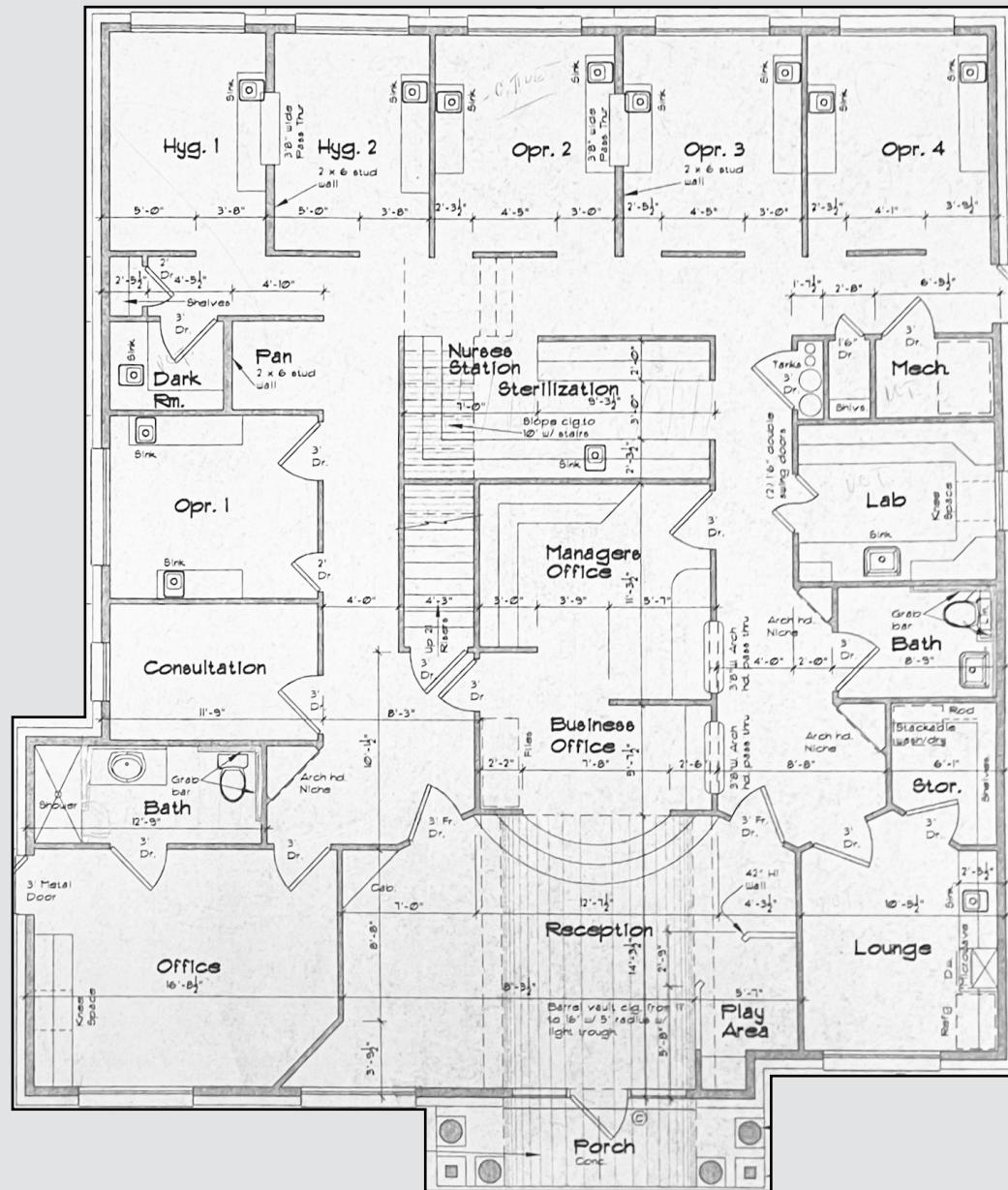
**Size:** 2,712 SF

**Asking Rate:** \$25.00 NNN

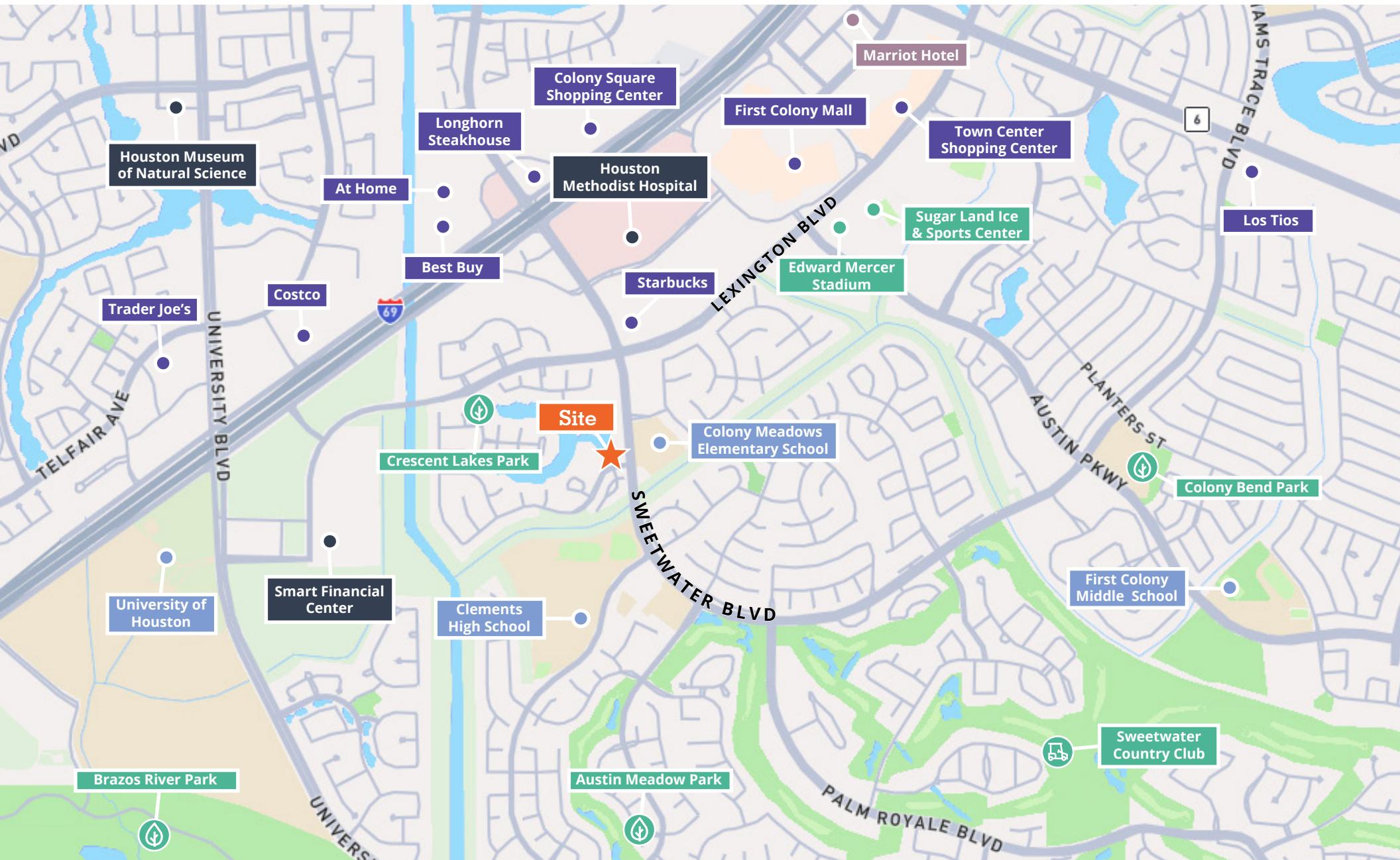
**School District:** Fort Bend ISD

- Additional 694 SF storage on 2nd floor  
not included in RBA
- Located on hospital grid
- 6 Operatory Rooms
- Private dental office with bathroom and shower facilities
- Dedicated break room
- Excellent access to Hwy 59 and Hwy 6

# Floor plan

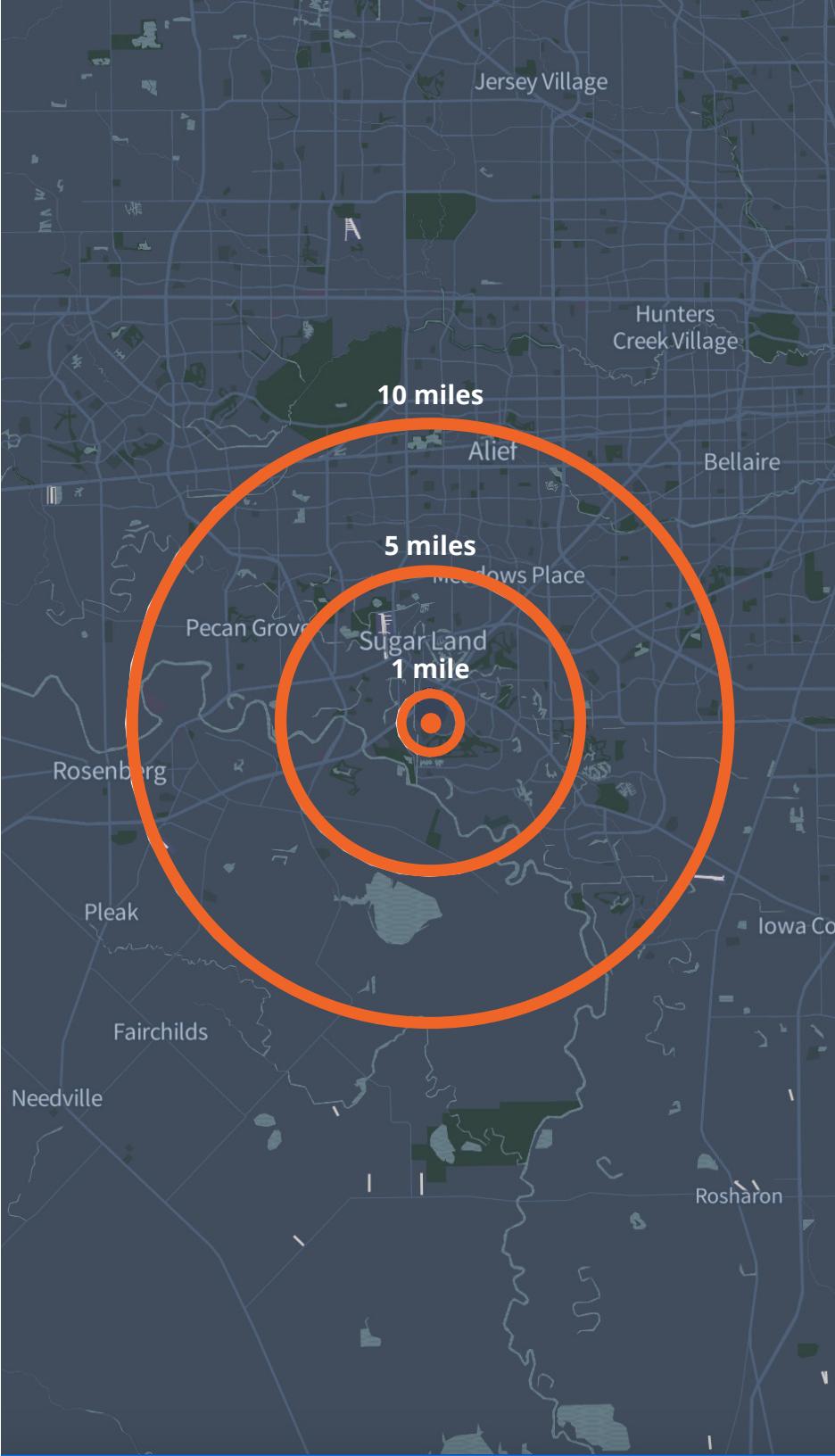


# Nearby amenities



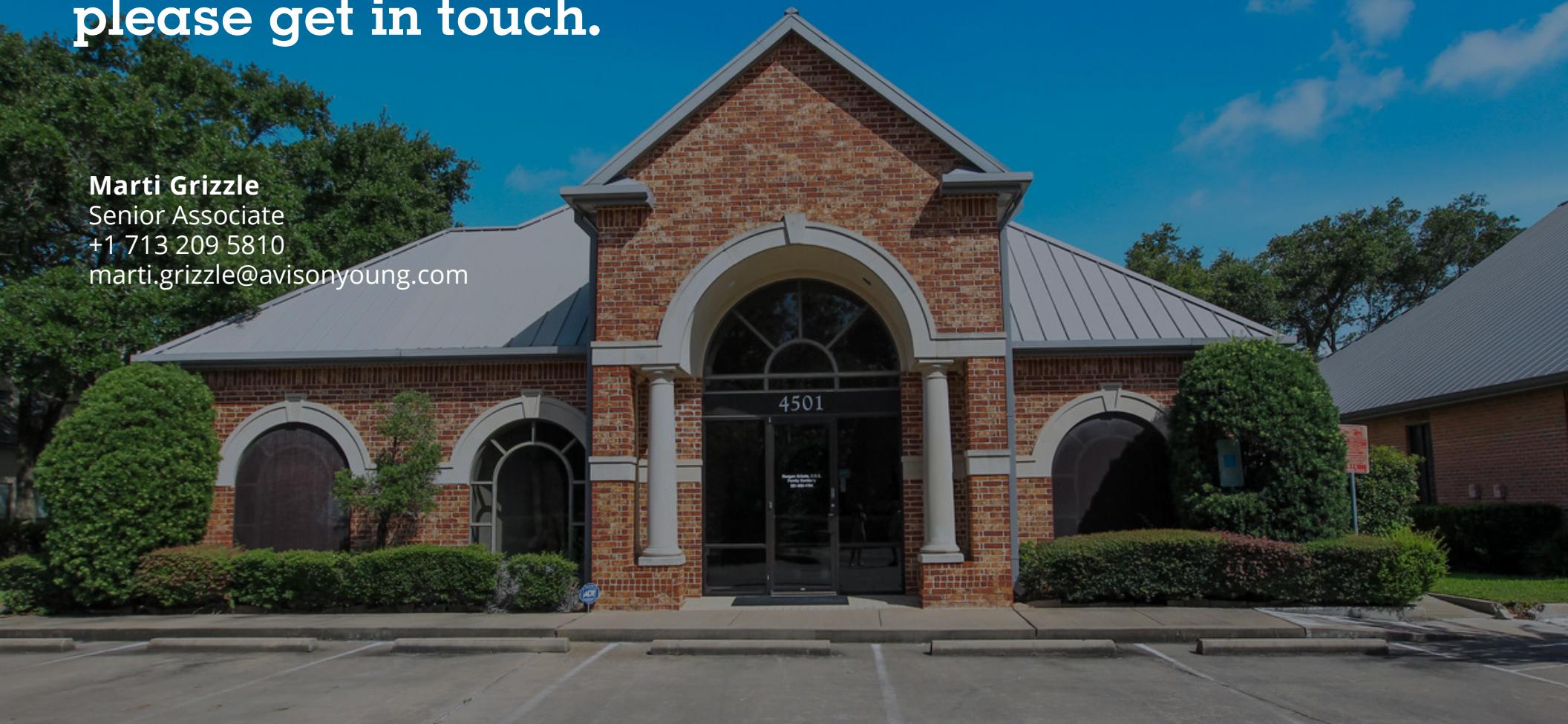
# Demographics

Household Income	1 mile	5 miles	10 miles
Median income	\$138,488	\$121,649	\$81,528
Average income	\$186,669	\$163,805	\$114,653
Households			
Median home value	\$490,642	\$415,421	\$322,886
Average home value	\$554,037	\$469,305	\$383,225
Population			
Total population	10,125	194,438	903,919
Median age	45.1	41.3	37.2



# For more information please get in touch.

**Marti Grizzle**  
Senior Associate  
+1 713 209 5810  
[marti.grizzle@avisonyoung.com](mailto:marti.grizzle@avisonyoung.com)



**Visit us online**  
[avisonyoung.com](http://avisonyoung.com)

---

© 2025 Avison Young – Texas, LLC. All rights reserved.

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

---

**AVISON  
YOUNG**