

4732 SUGAR GROVE BLVD  
STAFFORD, TX 77477



FOR LEASE



## AVAILABLE SPACES

- Suite 102 & 103: 1250-2500 SF (Shell Condition)
- **Brand-new modern offices for sale**
- **Location / Access:** 1 minute from US-59 and 5 minutes from Sam Houston Beltway - These premier suites front Sugar Grove Blvd, delivering exceptional exposure to passing traffic and customers.
- **Ideal Uses:** Professional or medical office, spa, hair salon, light services

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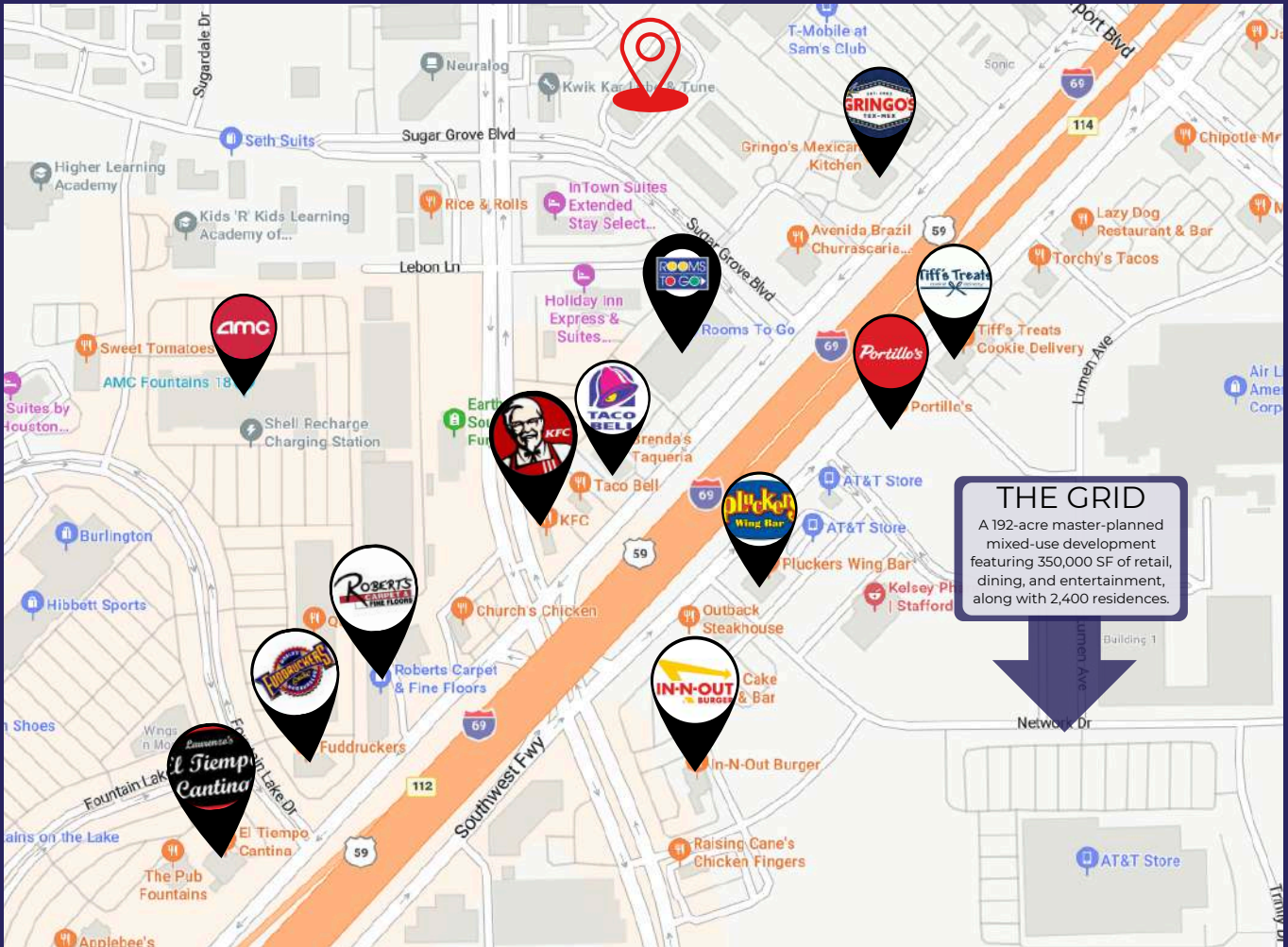
## CONTACT

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# MAJOR RETAILING & DINING



## PROPERTY HIGHLIGHTS

- Brand new single-story office condo construction
- Build to Suit
- Easy access to I-59
- Located within ½ mile of The Grid – mixed use development
- Permitted uses: office, medical

## DEMOGRAPHICS

### Population

- 1 mile: 13,637 people
- 3 miles: 123,183 people
- 10-min drive: 379,680 people

### Population Growth (2024–2029)

- 1 mile: +15.97%
- 3 miles: +9.11%
- 10-min drive: +6.82%

### Median Household Income

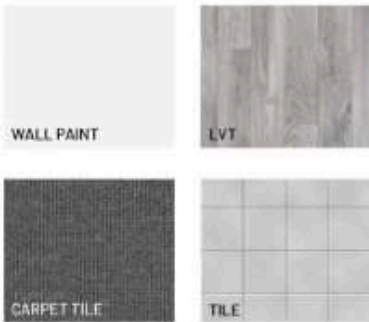
- 1 mile: \$62,713 (higher-income close to site)
- 3 miles: \$53,189
- 10-min drive: \$49,922

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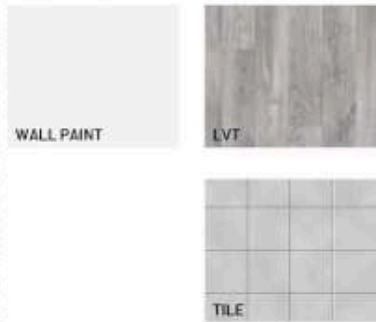
## FLOOR PLAN

COLOR SCHEME OPTION 1



## FLOOR PLAN

COLOR SCHEME OPTION 2  
UPGRADE



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**XAG**  
PROPERTIES

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