



Proximity Commercial Advisors, LLC
281-955-8765 Main

20,096 sf FITNESS SPACE FOR LEASE
6370 Louetta Rd. Spring, TX 77379



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Locker Room



Cardio Floor



Classroom



20,096 sf FITNESS SPACE FOR LEASE

6370 Louetta Rd. Spring, TX 77379

About the Location:

- 349' of frontage on Louetta Road
- Woman-centric center
- Locally owned and managed
- Klein ISD
- Built in 2007
- Close proximity to Exxon, Grand Parkway, 45, & 249

Amenities:

- Former women's gym
- Large locker room
- Perimeter offices
- Kid's center
- Indoor pool with spa
- Dance studio
- Rest areas





Locker Room



Classroom 1



Turf Area



Café



Overview



Relaxation Area



Weight Area



MARKET DATA

POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	36,537	234,991	783,991
2022 Population	42,747	291,286	976,721
2027 Population Projection	44,442	305,185	1,035,868
Annual Growth 2010–2022	1.4%	2.0%	2.0%
Annual Growth 2022–2027	0.8%	1.0%	1.2%
Median Age	38.2	36	34.9
Bachelor's Degree or Higher	41%	35%	31%
U.S. Armed Forces	38	170	389

INCOME	2 MILE	5 MILE	10 MILE
Avg Household Income	\$118,863	\$102,319	\$96,939
Median Household Income	\$89,742	\$75,189	\$70,828
< \$25,000	1,234	13,039	48,260
\$25,000–50,000	2,443	20,371	71,159
\$50,000–75,000	2,990	19,789	60,725
\$75,000–100,000	1,934	13,705	43,215
\$100,000–125,000	1,650	10,423	32,630
\$125,000–150,000	1,175	8,154	23,965
\$150,000–200,000	1,890	9,664	29,031
\$200,000+	2,299	11,460	32,822

