

520 HIGHWAY 6

520 Highway 6 - Sugar Land, Texas 77479

 **ASPIRE CRE**



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FORMER
SPORTS CLIPS

502 HIGHWAY 6

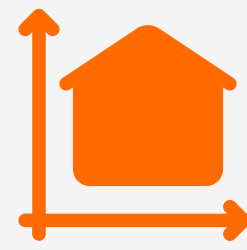
RATE

\$30.00/SF NNN



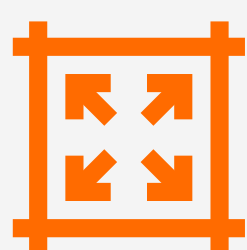
GLA

1,400 SF



LOT SIZE

1.18 ACRES



YEAR BUILT

2019





Second Generation Retail
Former Sports Clips



Frontage on Texas
6 Access Road



Direct Access and Proximity
to Highway 6 & Highway
90A



Proximity to HEB, Sam's
Club, Walmart Supercenter,
Kelsey Seybold, and Various
Other National Retailers



Within 5 Miles: Population is
226,301 and AHHI is
\$124,321

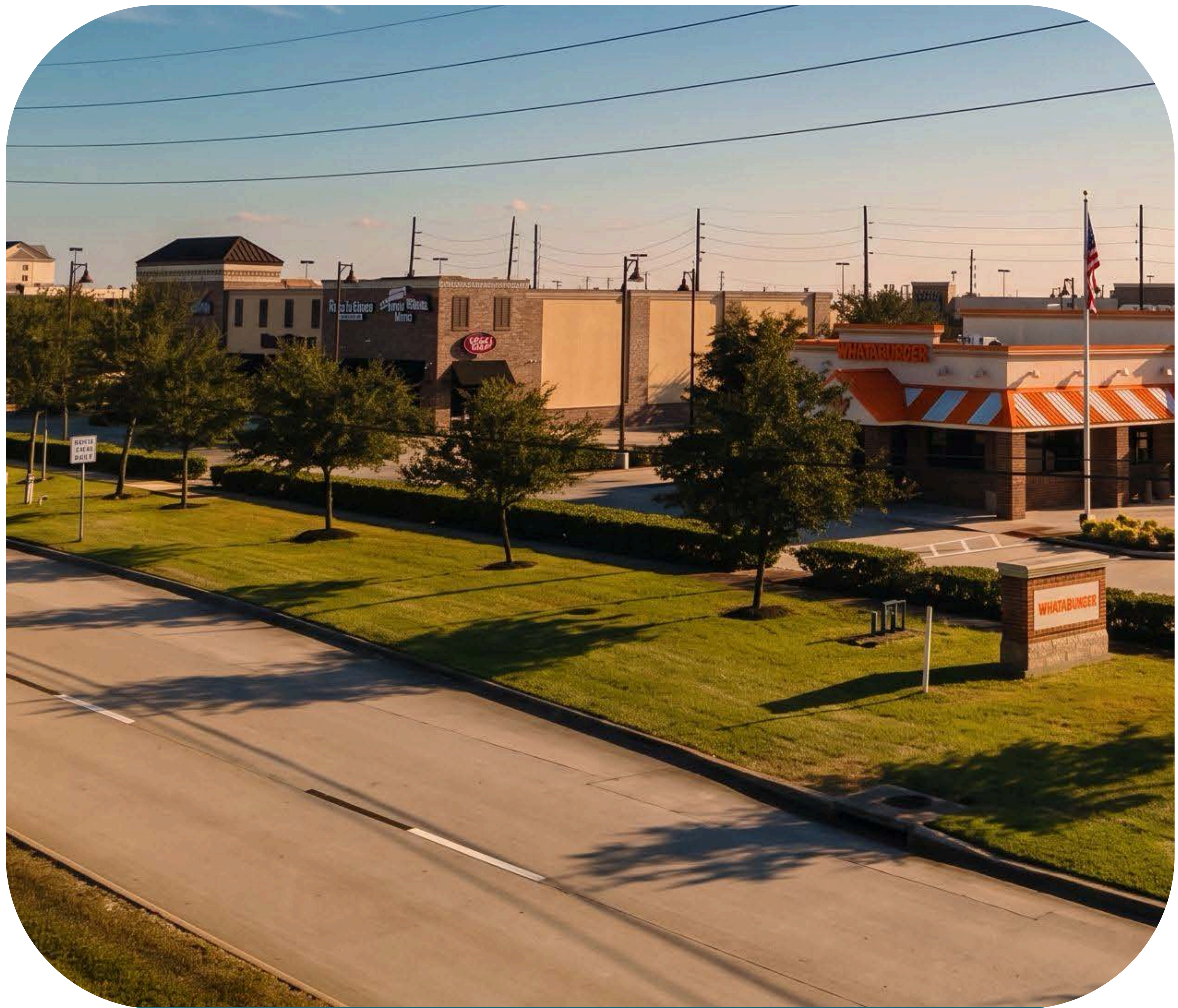


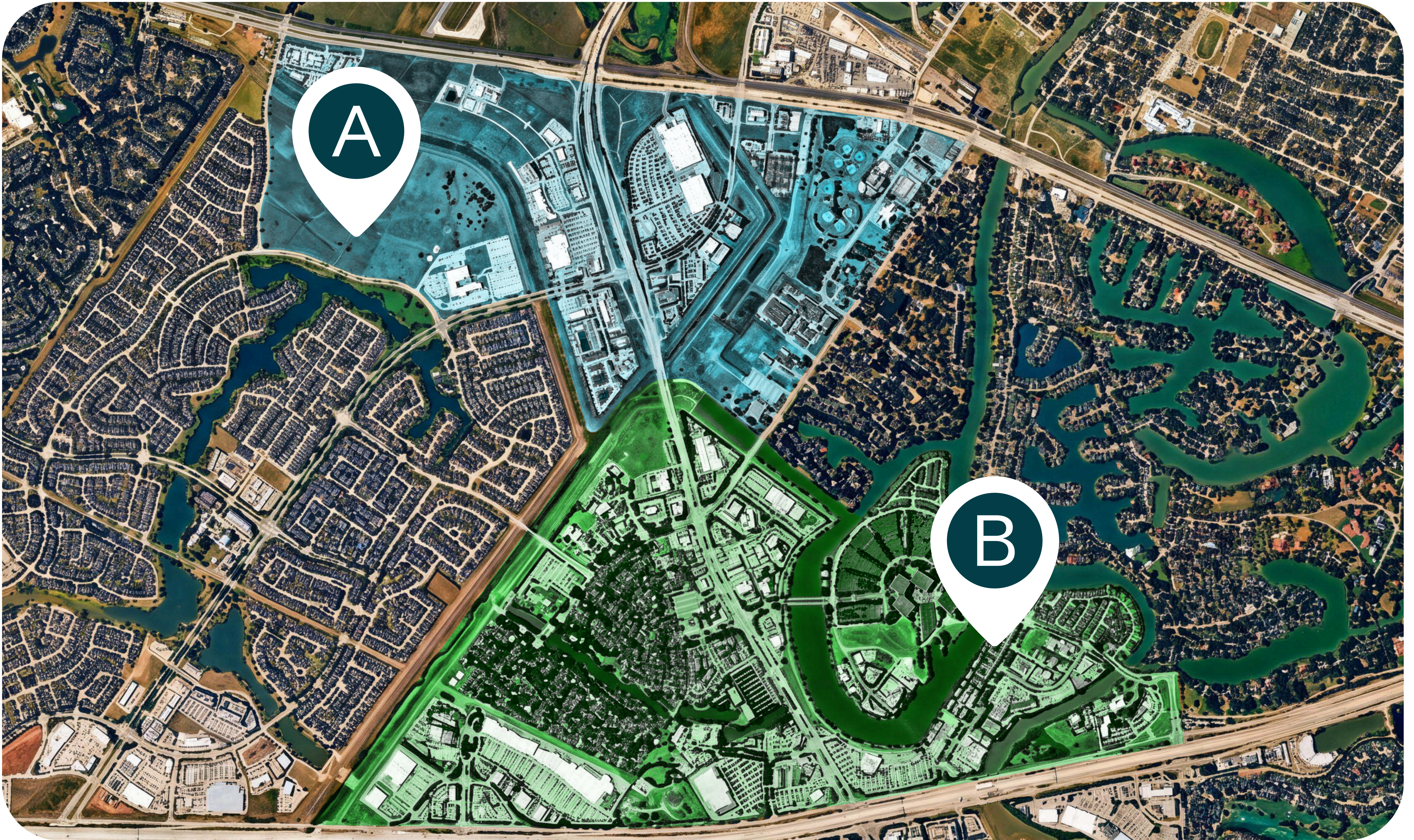
Located on a Prime Retail
Thoroughfare Near the
Heart of Sugar Land, TX



Cross Access with Whataburger







AREA A

- Aki Steak & Sushi
- Cheddar's Scratch Kitchen
- Chuy's - Tex Mex
- Happy Cake
- Jersey Mike's Subs
- Krispy Krunchy Chicken
- McDonald's
- Russo's New York Pizzeria & Italian Kitchen
- Sam's Club
- Saravanaa Bhavan - Indian
- Simply Pho And Bo Ne
- TOAST SUGAR LAND
- Walmart Supercenter
- Whataburger
- + Many More

AREA B

- Academy Sports + Outdoors
- Boot Barn - Boot Store
- Buffalo Wild Wings
- Denny's
- Dollar Tree - Dollar Store
- Five Below - Variety Store
- IHOP - Breakfast
- McDonald's
- Minuti Coffee
- Panda Express - Chinese
- PetSmart - Pet Supply Store
- Raising Cane's Chicken Fingers
- Wendy's
- Whole Foods Market
- + Many More



LUKE
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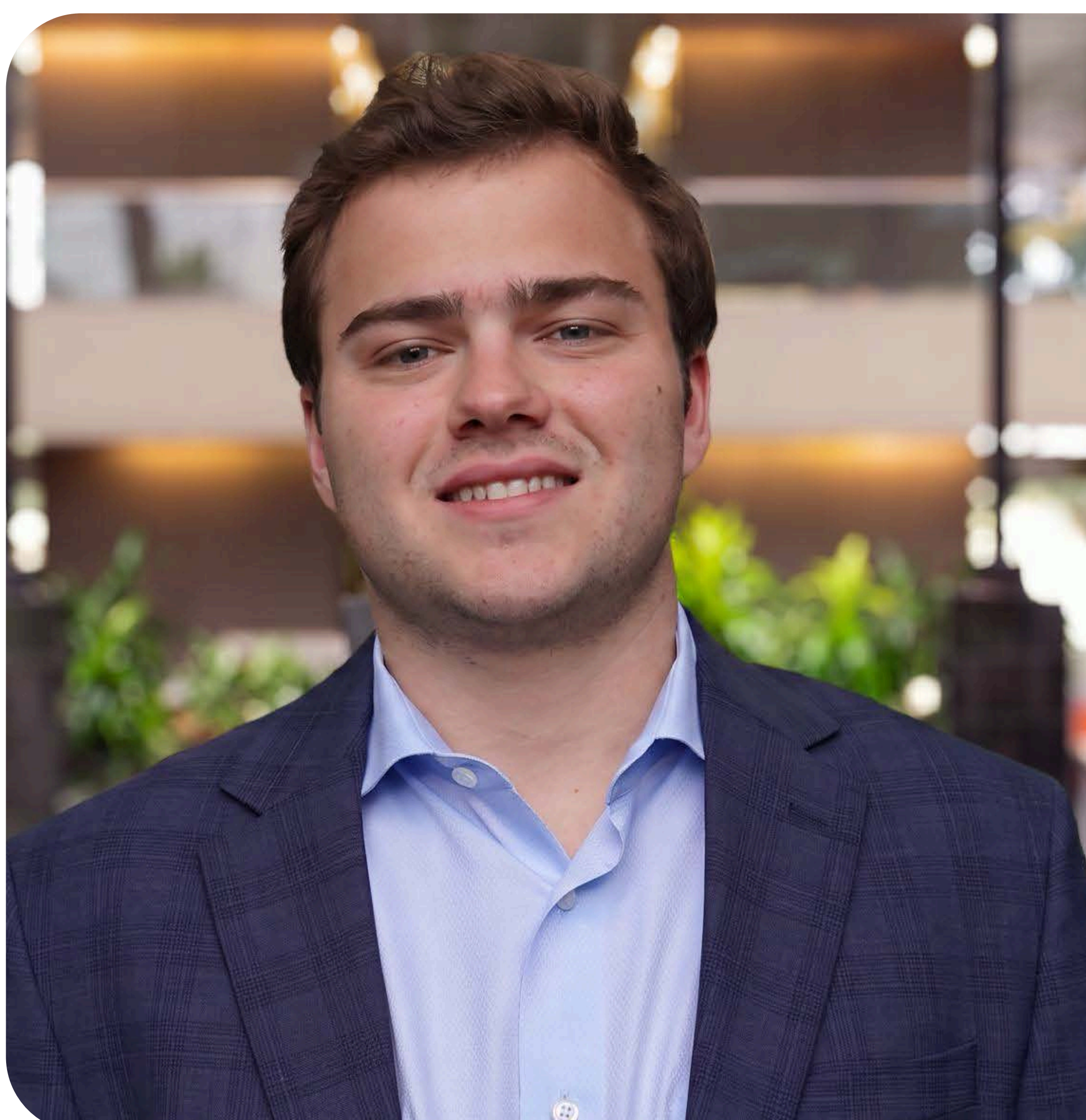


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ABOUT US



Aspire CRE is a full-service commercial real estate brokerage and property management firm committed to using *modern platforms and technology* to help people make better real estate decisions.

Modern Commercial Real Estate *Services*

Our service offerings are designed for how business is actually conducted in the modern world.

Our team is here to make the process straightforward and to ensure every interaction reflects the standard of service we hold ourselves to.

Aspire for Greatness.