



 **JLL** SEE A BRIGHTER WAY

# For lease

17310 - 17320 W Grand Parkway  
Sugar Land, TX 77479

## Building features



Medical/Retail center



Availability from 986 SF to 2,550 SF



Easy accessibility from  
Grand Parkway and US 69



Parking ratio 5.9/1,000



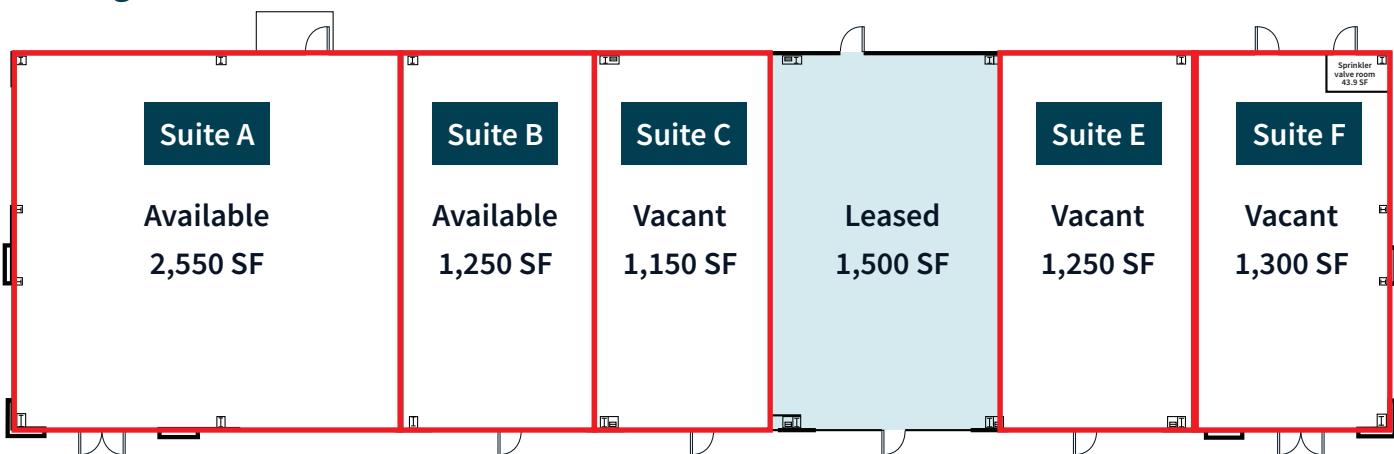
## Current tenancy

- Pharmacy
- Dentist
- Weight loss center
- Autism behavior center
- Pet imaging
- Nail salon
- Church
- Donut shop

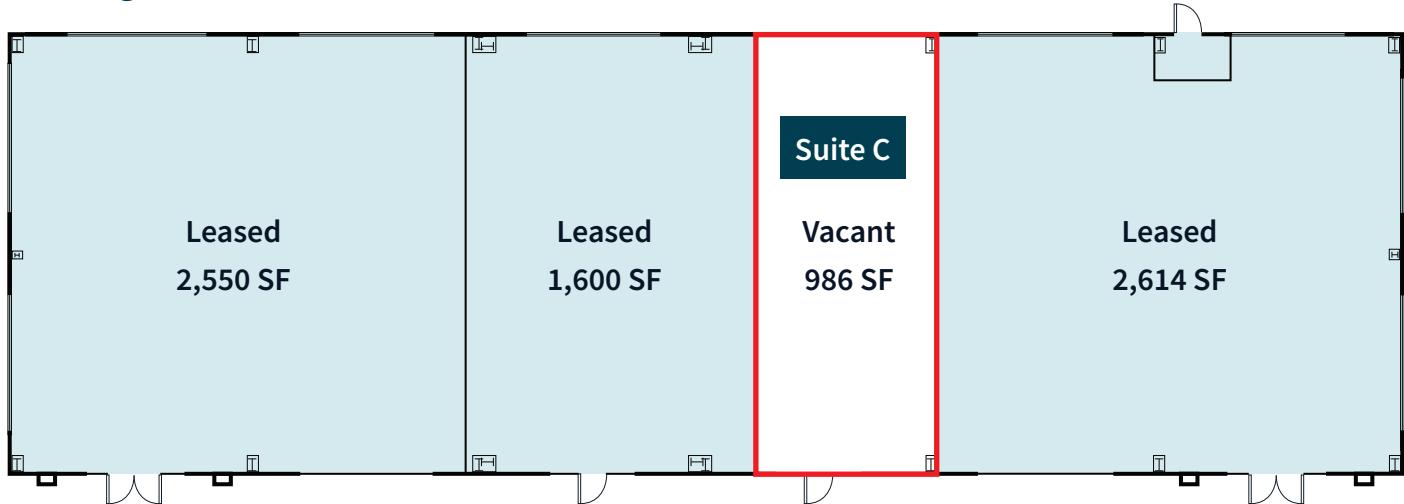


## Availabilities

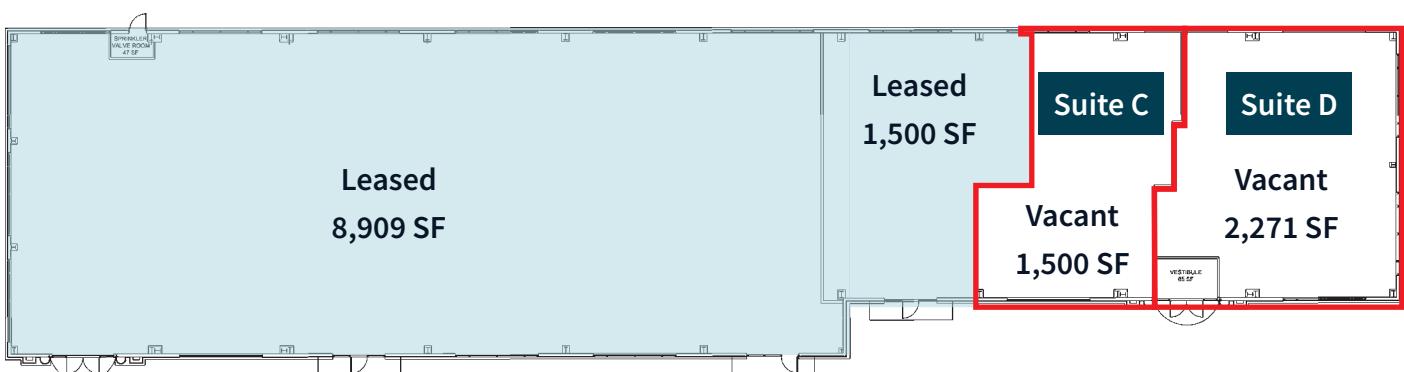
### Building A



### Building B



### Building C



## Area demographics

*10 minute drive*

### Key facts



Average household size



Median age

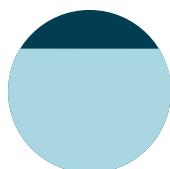
**113,118**

Population

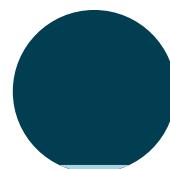
**\$108,992**

Median household income

### Insurance mix



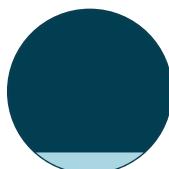
**67%**  
Commercial Insurance (%)



**4%**  
Insurance, govt exchange (%)



**4%**  
Medicaid (%)



**17%**  
Medicare (%)

### Employment



White collar

**82%**



Blue collar

**10%**



Services



**4.0%**

Unemployment rate

### Education



No high school diploma



**15%**  
High school graduate



**21%**  
Some college



**58%**  
Bachelor's/Grad/Prof degree

## Area amenities





**JLL**

**Kendall Kerr**

kendall.kerr@jll.com  
+1 713 243 3306

**JLL**

**Matthew Bale**

matthew.bale@jll.com  
+1 713 243 3340

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has assigned a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2025 Jones Lang LaSalle IP, Inc. All rights reserved.