

Loop 494 Center

Highly Sought-After Submarket in Kingwood, Texas
22704 Loop 494, Kingwood, TX 77339



Property Description

- Contemporary New Design
 - ⇒ Ste. M2, 1,315 SF (\$21 psf) + NNN (\$7.00)
Ste E2, 700± SF \$1,500 p.m. + NNN
 - ⇒ * Ste. L, 2,645 SF (\$25 psf) + NNN or split 1,500 SF and 1,100 SF NNN

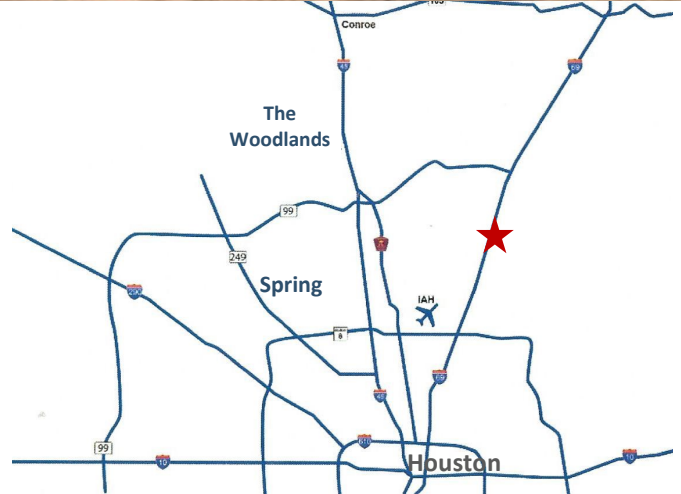
**End-cap & Ste B, perfect for café, coffee shop (covered patio area with separate entry). Do not disturb tenant.*

- Great Visibility ~ 140'+ Frontage
- See Other Similar Property [Here](#).

- Demographics:**

	1—Mile	3—Mile	5—Mile
Population	3,703	43,162	149,031
- Ave. Income:**

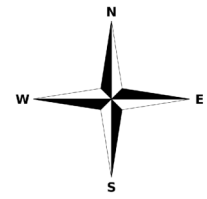
	1—Mile	3—Mile	5—Mile
	\$101,847	\$108,802	\$109,958
- Households:** 25,009 @ 10-Minute Drive
- Daytime Employees:** 44,712 “ “ “ “
- Autos PD:** 21,000+



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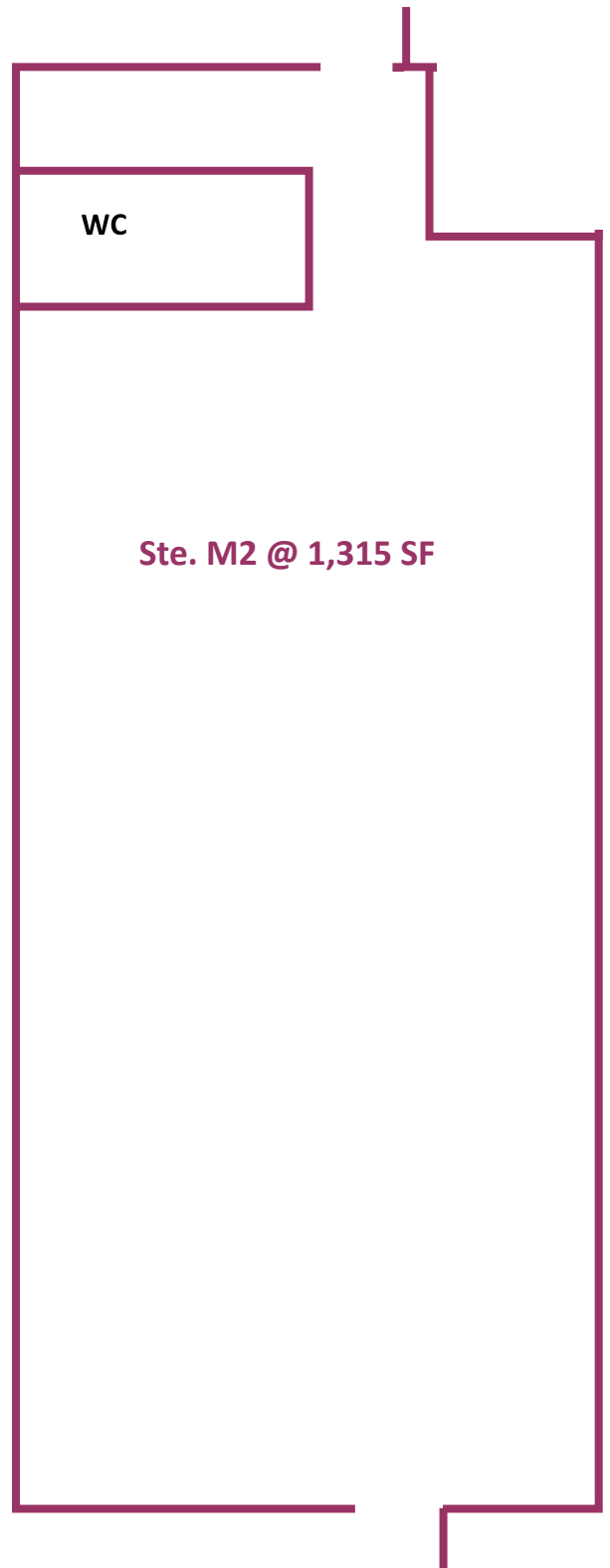
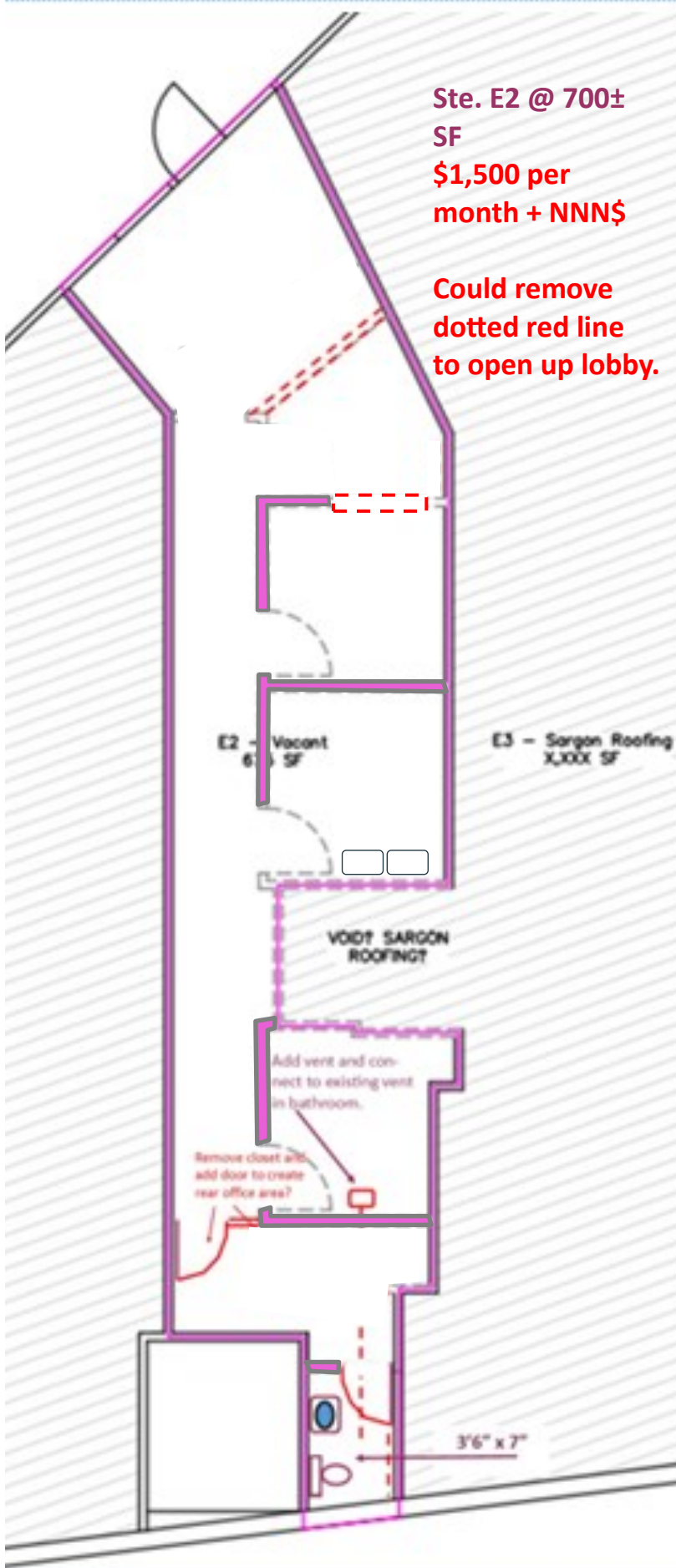
B&G Liquor 2,645 SF
Ste. M @ 1,315 SF
Ste. E2 @ 700± SF



Ste. L2 @ 1,500 SF \$3,500 (All-in)
Ste. L @ 1,100 SF \$2,500 (All-in)

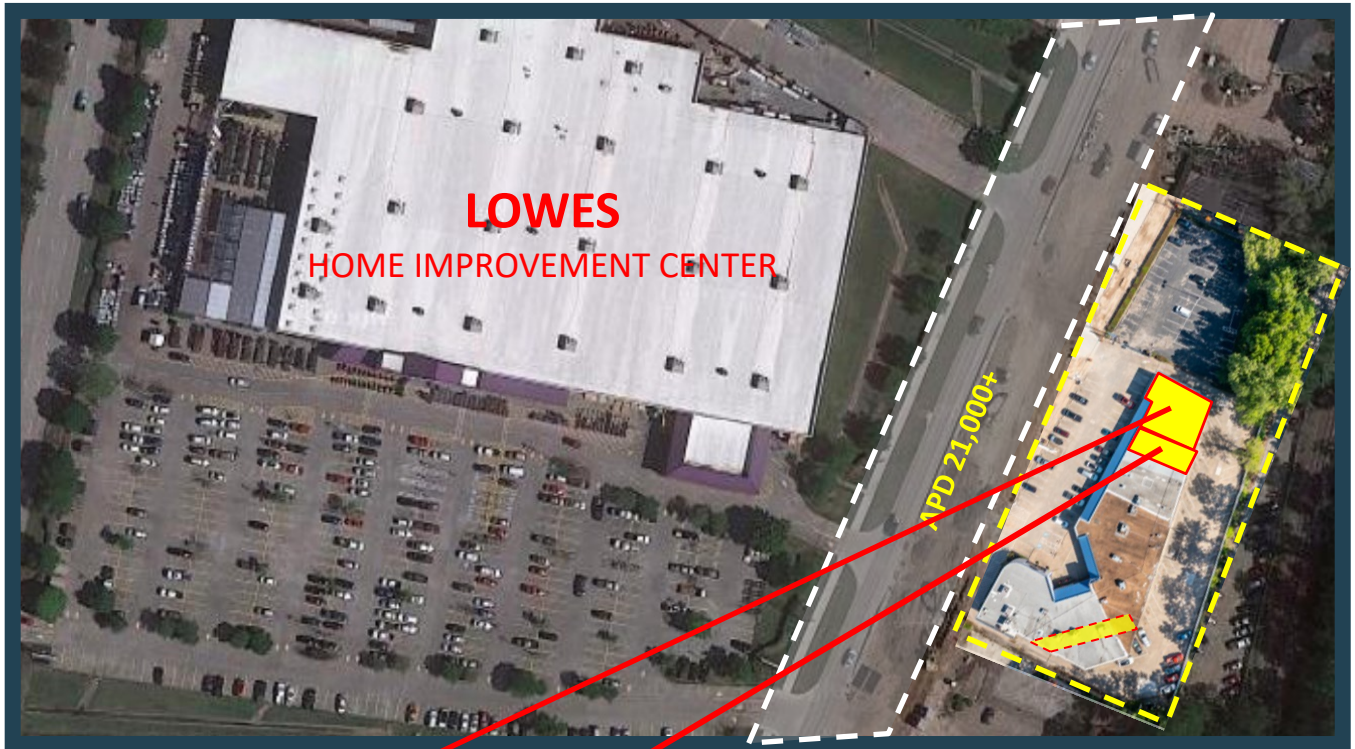


**Could split to 1,500 SF
& 1,100 SF.**



70

LOOP 494 CENTER
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LOCATION!

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W/M

Sto.

Cooler

2,645 SF could be split into 1,645 SF & 1,000 SF here.. - - - -

Or Increased to 3,960 SF by removing the demising wall here.. →



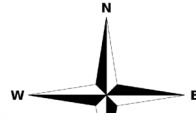
Ste. L @ 2,645 SF

Could be split into two spaces

Ste. (L2) = 1,645 SF

Ste. (L) = 1,000SF

Ste. (M) = 1,315 SF



Pole Sign for
L2



Your Name Here

And
Here





From Inside looking Out Endcap 2,650 SF to 4,000 SF.



From front door looking In