

FOR LEASE: 4,800 SQ. FT. RETAIL/OFFICE

32615 TAMINA RD , MAGNOLIA, TX 77354

FOR LEASE: \$19.00 SF/YR (NNN)

PROPERTY SUMMARY | RETAIL, OFFICE PROPERTY



PROPERTY DESCRIPTION

Welcome to 32615 Tamina Rd in Magnolia, TX! This prime location offers versatile spaces for various businesses and ample parking for employees and customers to be completed in 2024. The property boasts modern architecture with appealing curb appeal, ensuring high visibility and easy access for patrons. Well-maintained landscaping and outdoor areas create an inviting atmosphere. Flexible lease terms accommodate different needs while state-of-the-art HVAC and building systems ensure comfort and efficiency. ADA-compliant features and energy-efficient lighting and appliances enhance accessibility and sustainability. Inside, spacious layouts provide a comfortable work environment, supported by professional property management and on-site security measures for peace of mind. Don't miss this opportunity to lease a standout property in a thriving area!

PROPERTY HIGHLIGHTS

- Prime location on Tamina Rd in Magnolia, TX
- Versatile spaces suitable for various businesses
- Ample parking for employees and customers

ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com

THE COMMERCIAL PROFESSIONALS

To Schedule A Showing Call 713.538.1638

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Number of Units:	1
Available SF:	4,800 SF
Lot Size:	0.75 Acres
Building Size:	4,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	391	1,847
Total Population	310	1,156	5,438
Average HH Income	\$212,498	\$210,067	\$185,666

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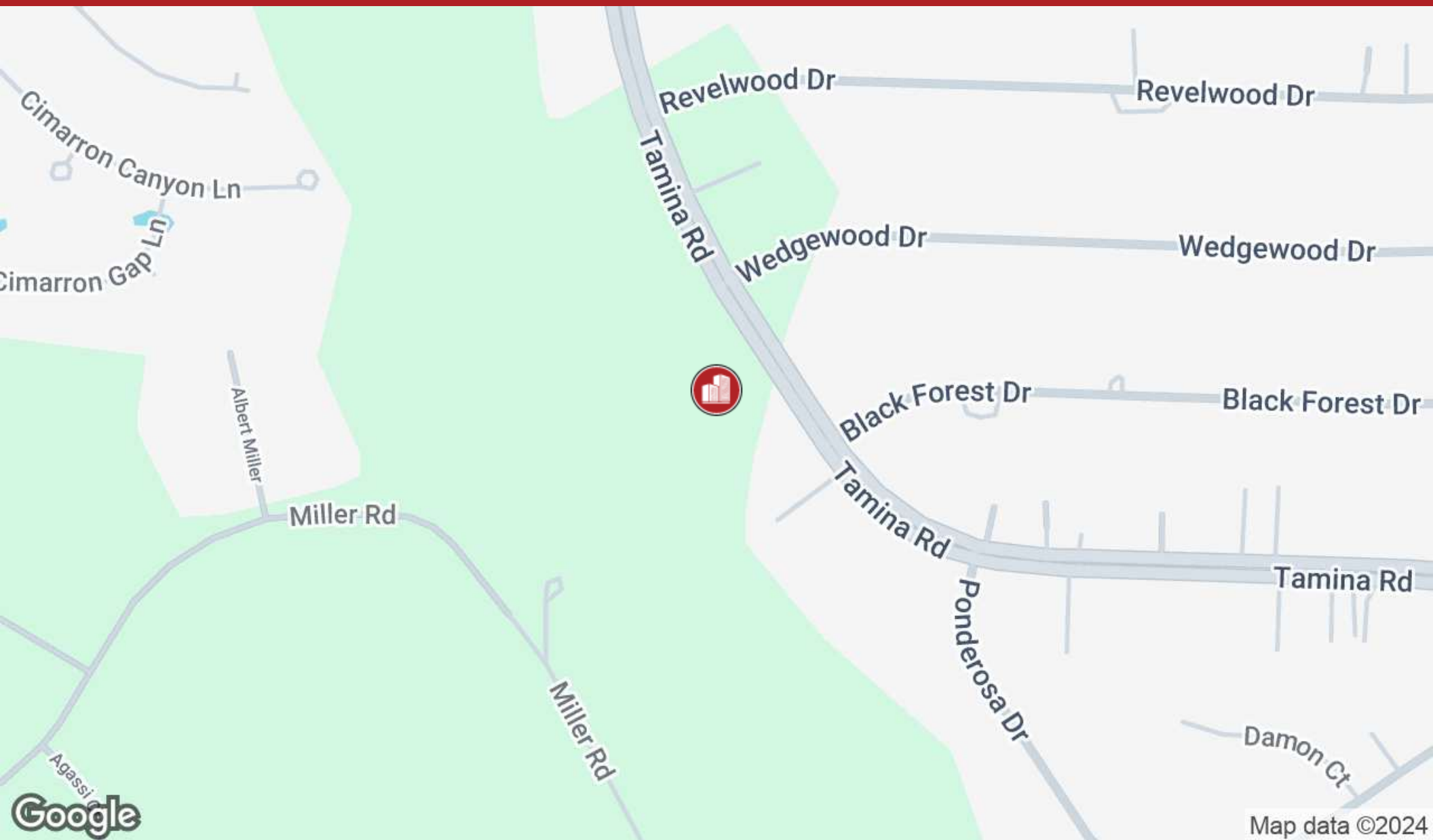
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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LOCATION MAP | RETAIL, OFFICE PROPERTY



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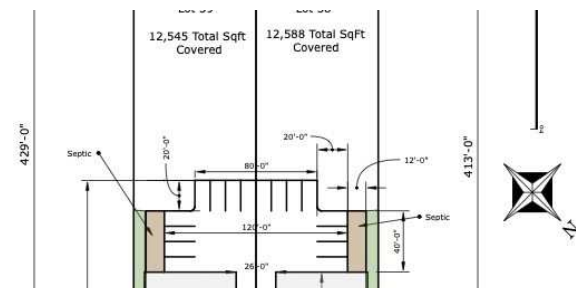
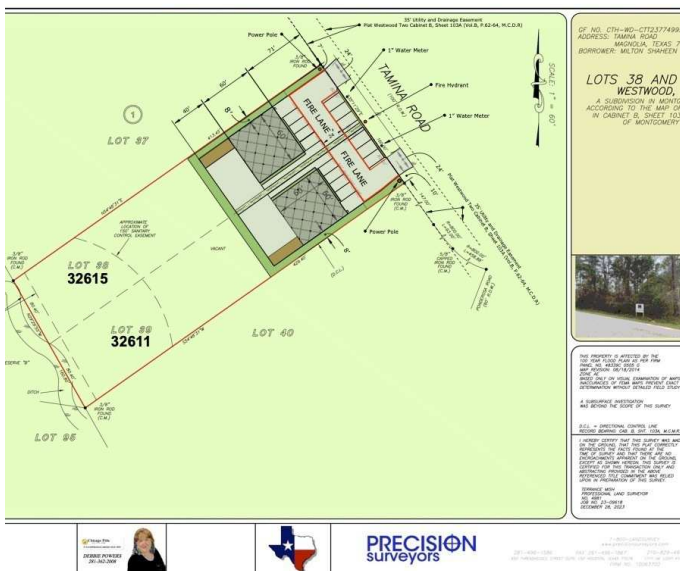
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ADDITIONAL PHOTOS | RETAIL, OFFICE PROPERTY

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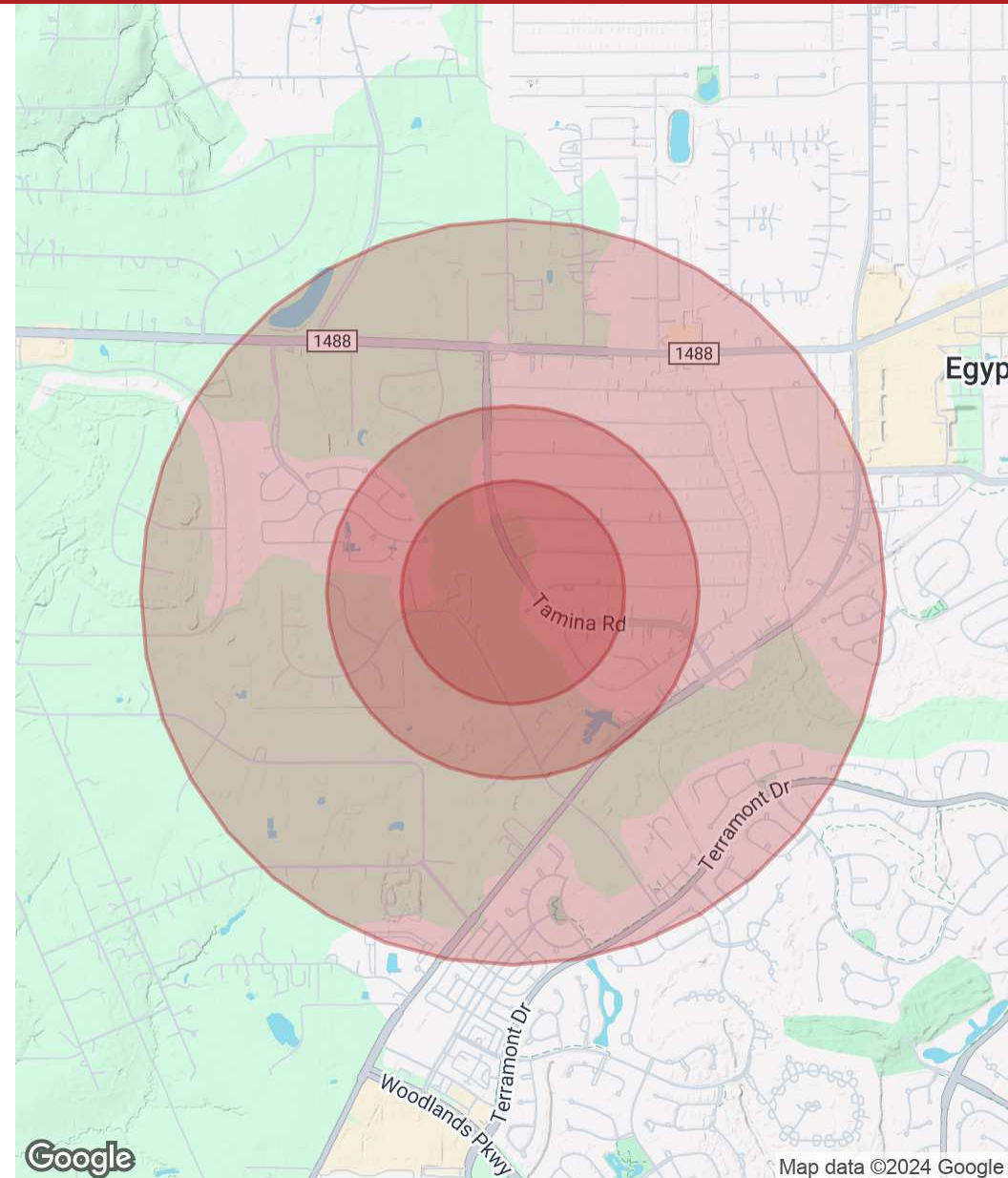
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DEMOGRAPHICS MAP & REPORT | RETAIL, OFFICE PROPERTY

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	310	1,156	5,438
Average Age	40	40	38
Average Age (Male)	39	39	38
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	391	1,847
# of Persons per HH	3	3	2.9
Average HH Income	\$212,498	\$210,067	\$185,666
Average House Value	\$482,546	\$486,955	\$554,576

Demographics data derived from AlphaMap



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