

# ATASCOCITA SHOPPING CENTER

7920-7952 FM-1960 E  
HUMBLE, TX 77346

# FOR LEASE

*COMING SOON*  
DENTAL OFFICE AND  
ASIAN RESTAURANT



**JARED EDELMAN**  
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**HENRY S. MILLER BROKERAGE- HOUSTON**  
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# PROPERTY DETAILS

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## LOCATION

7920-7952 FM-1960 E  
Humble, TX 77346

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## HIGHLIGHTS

- Located at a heavily travelled signalized intersection with traffic counts of over 36,000 vehicles per day.
  - One mile from Lake Houston and 11 miles from George Bush Intercontinental Airport.
  - Right up the street from many major retailers including grocery stores, food and shopping for synergetic draws.
  - The property was renovated in 2023.
  - An average household income of \$151,038 contributes to \$888.6 million in annual consumer spending within a three-mile radius.
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## PRICING

Call Broker For Pricing



STREET VIEW

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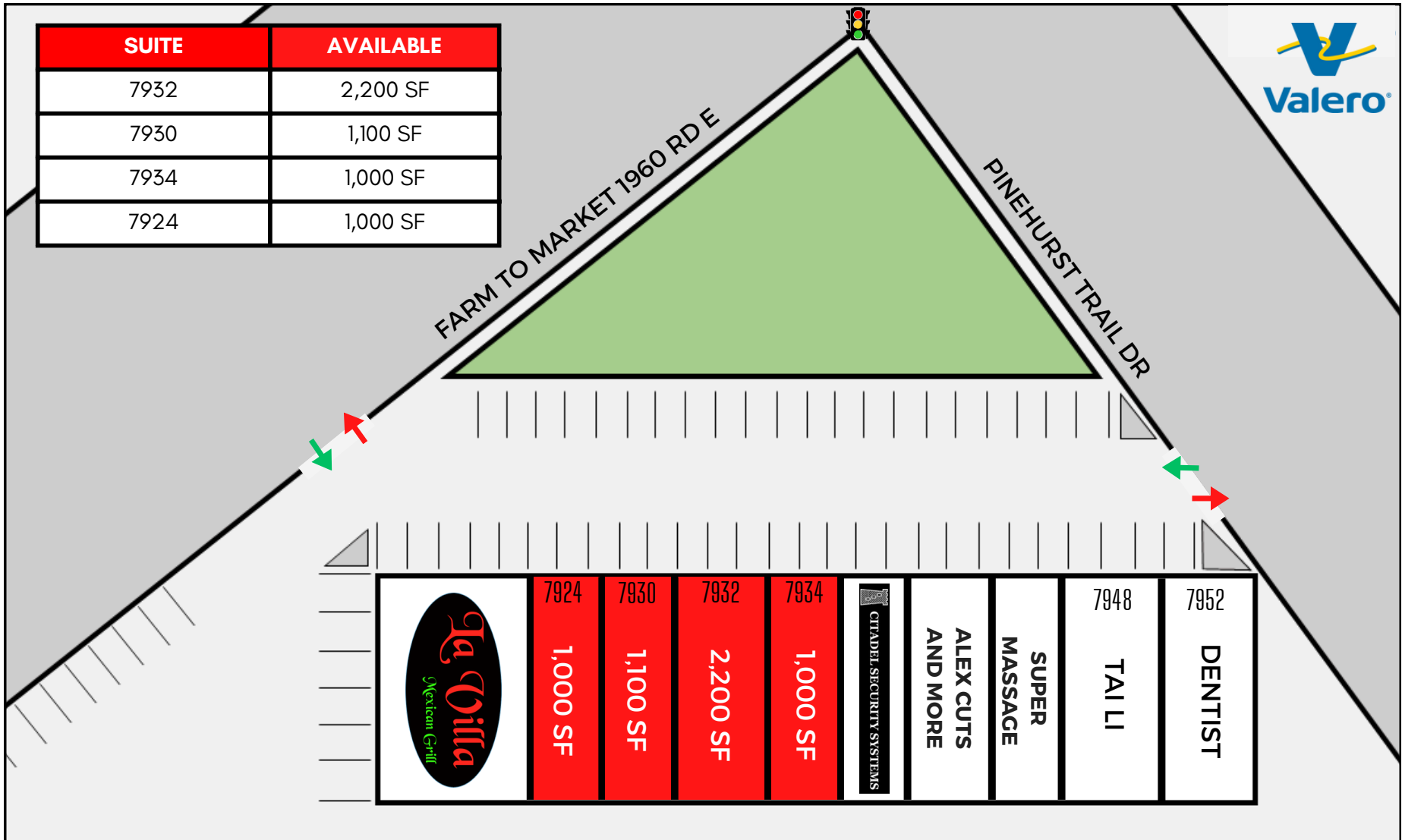


# SITE PLAN

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SUITE	AVAILABLE
7932	2,200 SF
7930	1,100 SF
7934	1,000 SF
7924	1,000 SF



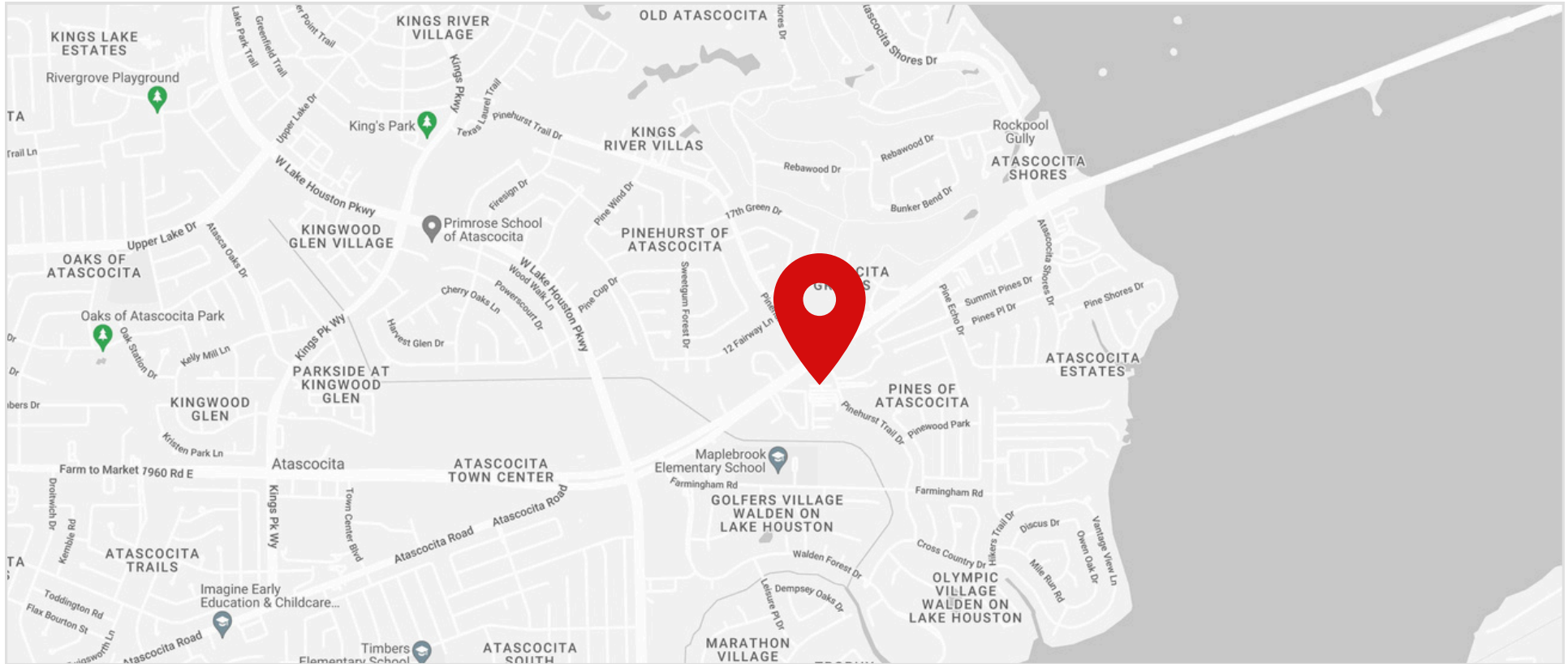
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# AREA DEMOGRAPHICS

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### 2024 ESTIMATED POPULATION

1 MILE	12,034
3 MILES	63,548
5 MILES	137,204



### 2024 ESTIMATED HOUSEHOLDS

1 MILE	4,646
3 MILES	21,979
5 MILES	47,179



### 2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	\$133,707
3 MILES	\$151,038
5 MILES	\$158,890



### 2024 ESTIMATED TOTAL BUSINESSES

1 MILE	613
3 MILES	2,338
5 MILES	4,633



### 2024 ESTIMATED TOTAL EMPLOYEES

1 MILE	3,858
3 MILES	13,431
5 MILES	26,161

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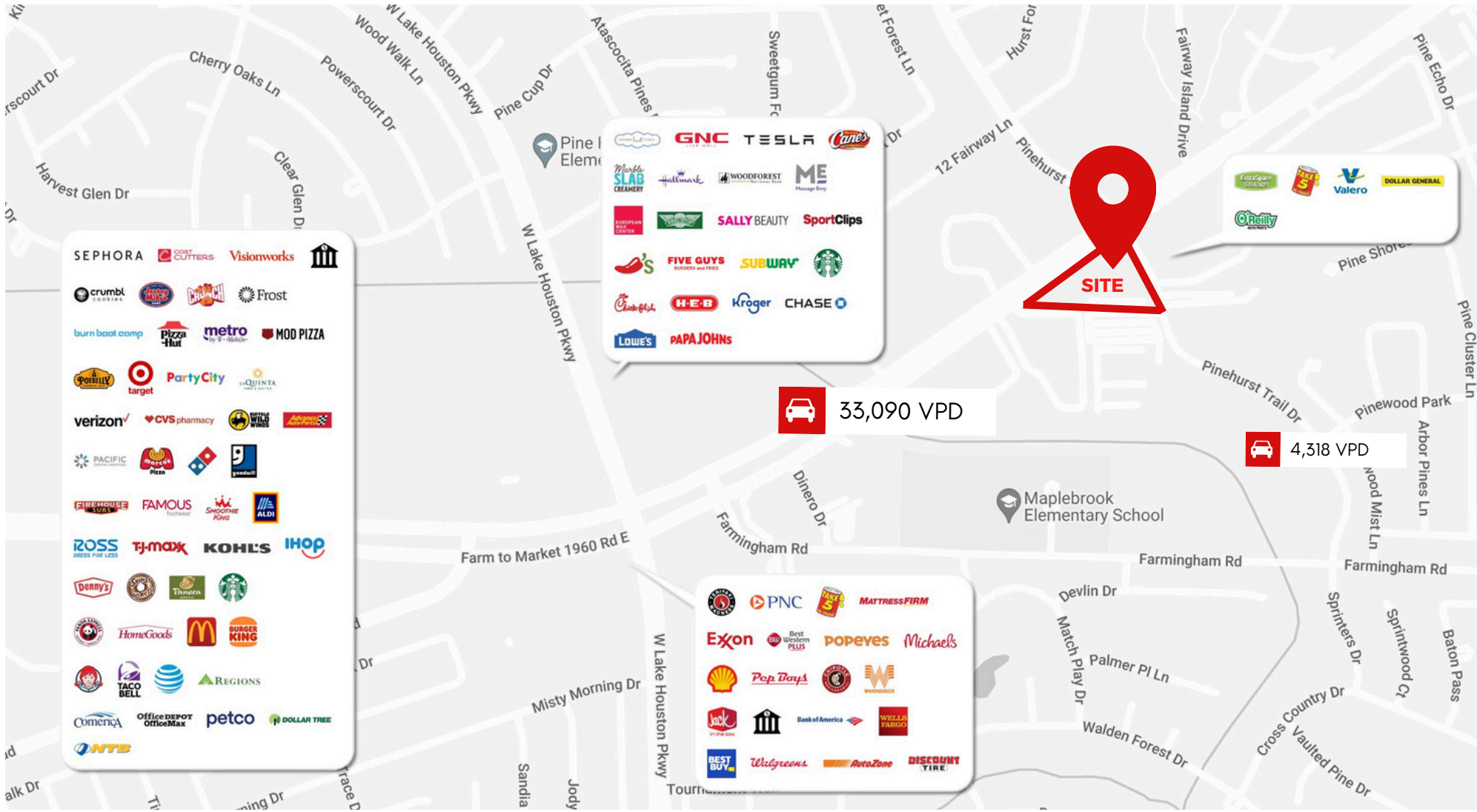


# AREA DEMOGRAPHICS

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 33,090 VPD TRAFFIC COUNT ON FM 1960 E

 4,318 VPD TRAFFIC COUNT ON PINEHURST TRAIL DR



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## CONTACT US

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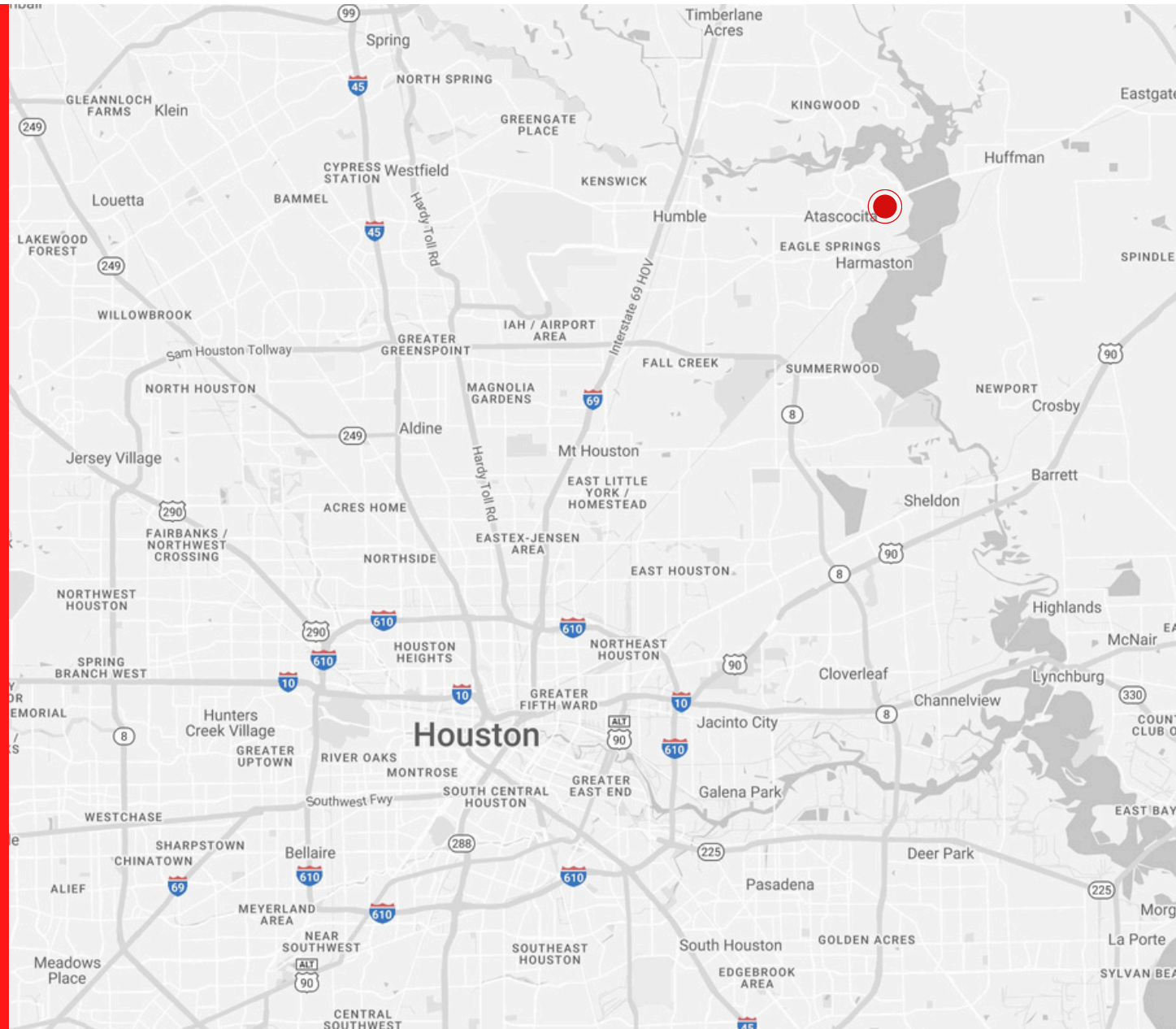
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