

FAIRFIELD COUNTY SHOPS II

15202 Mason Road, Cypress, TX 77433

RETAIL FOR LEASE



PROPERTY DESCRIPTION

Fairfield Country Shops II is located in Cypress and offers strong traffic counts, excellent parking, strong demographics, and smooth ingress/egress.

PROPERTY HIGHLIGHTS

- Outstanding demographics with an average household income of \$118,000+ within 3 miles
- Ample parking with a generous 8.93/1,000 SF ratio
- Strong traffic counts exceeding 20,000 VPD on Mason Rd
- Located in a dense, affluent residential community with top schools and new housing developments
- Surrounded by national brands and everyday essentials

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,000 SF
Building Size:	12,020 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	185	667	3,434
Total Population	494	1,729	9,167
Average HH Income	\$80,318	\$84,918	\$92,843

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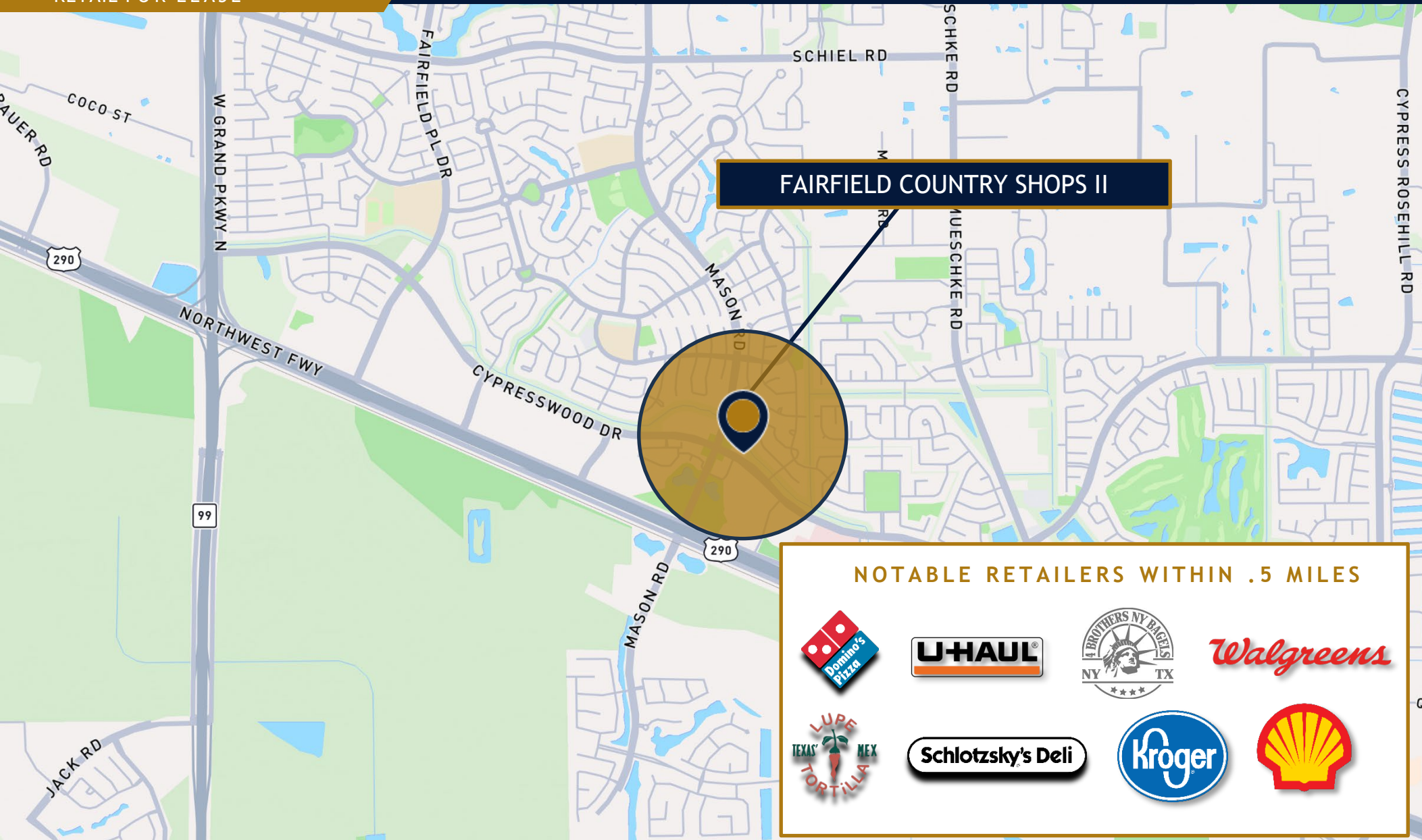
301 Camp Craft Road
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FAIRFIELD COUNTRY SHOPS II

15202 Mason Road, Katy, TX 77450

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FAIRFIELD COUNTY SHOPS II

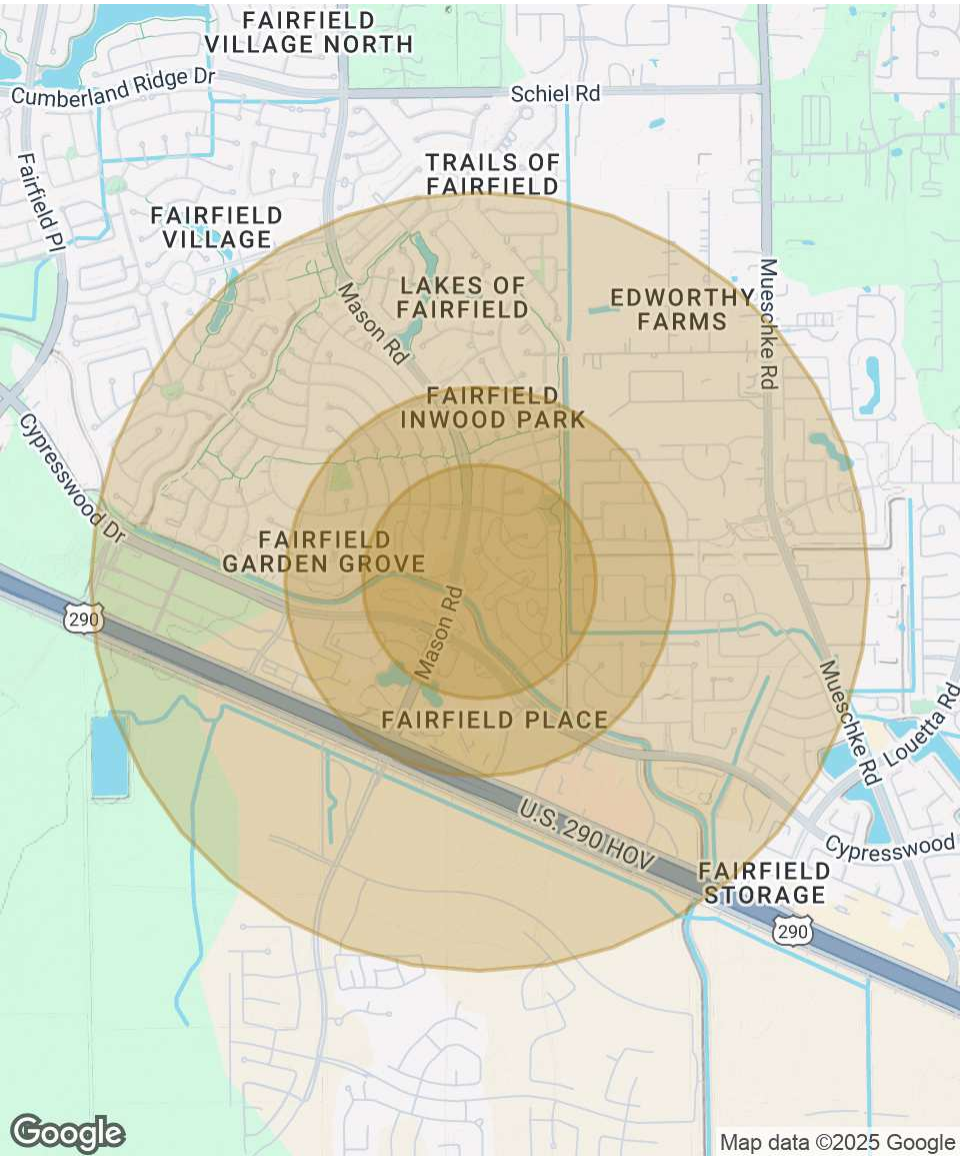
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RETAIL PROPERTY FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,494	4,457	12,003
Average Age	38	37	36
Average Age (Male)	36	36	35
Average Age (Female)	39	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	513	1,464	3,806
# of Persons per HH	2.9	3	3.2
Average HH Income	\$119,033	\$128,251	\$132,340
Average House Value	\$350,020	\$345,072	\$352,227

Demographics data derived from AlphaMap



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