

SHOPS AT CROSS CREEK

6300 FM 1463 #250, KATY, TX 77494



PROPERTY DESCRIPTION

Introducing a prime opportunity for your business at 6300 FM 1463 #250, Katy, TX, 77494. This remarkable property offers a dynamic space for lease, featuring modern amenities and versatile floor layout to suit your needs. With its strategic location and excellent visibility, it presents an ideal setting for establishing your enterprise. Seamlessly blending functionality with style, this property boasts [insert specific features such as high ceilings, ample natural light, designated parking, etc.]. Elevate your business presence and cultivate success in this exceptional commercial space.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$30.00 - 33.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,516 SF
Lot Size:	17,746 SF
Building Size:	33,416 SF

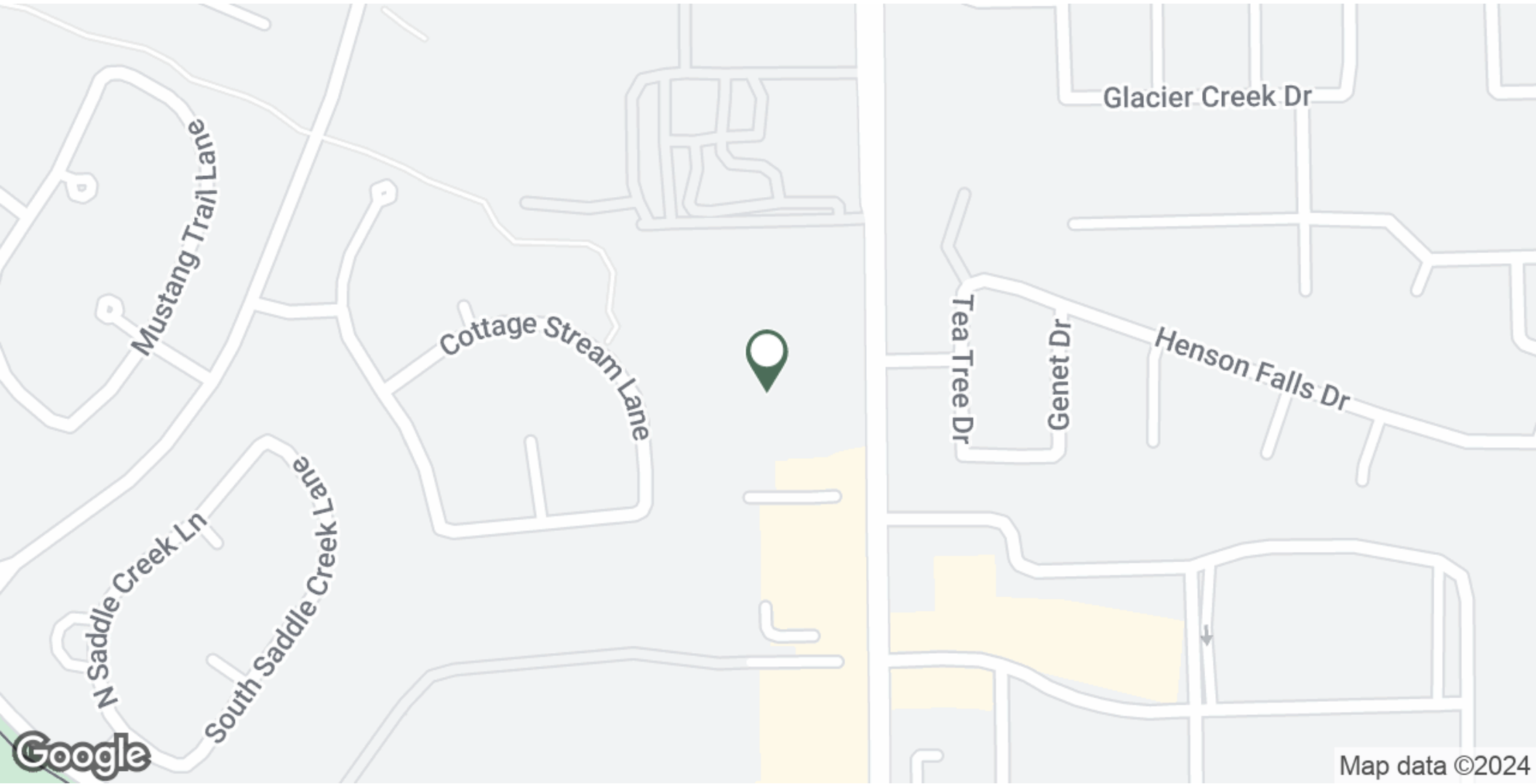
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,503	39,635	138,684
Total Population	9,185	125,835	417,592
Average HH Income	\$165,621	\$160,022	\$125,946



RETAIL PROPERTY FOR LEASE

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Map data ©2024



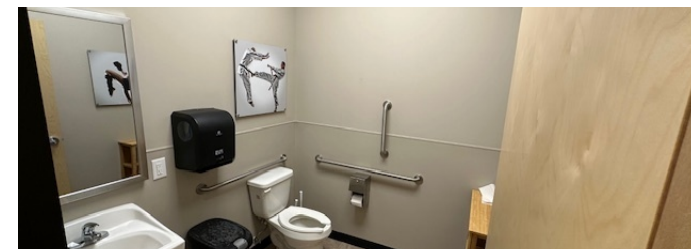
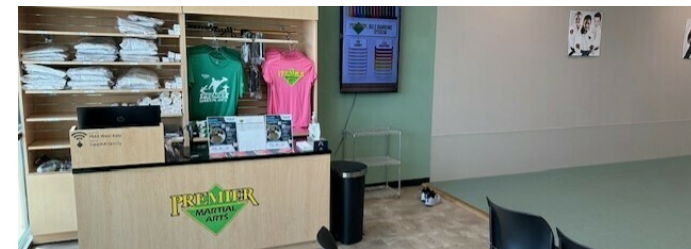
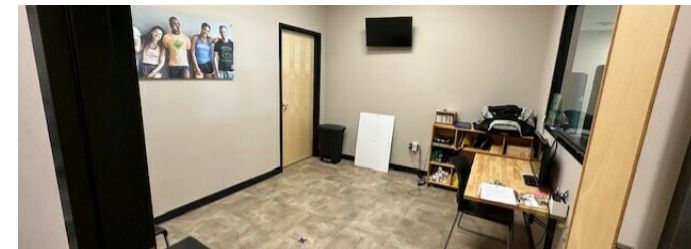
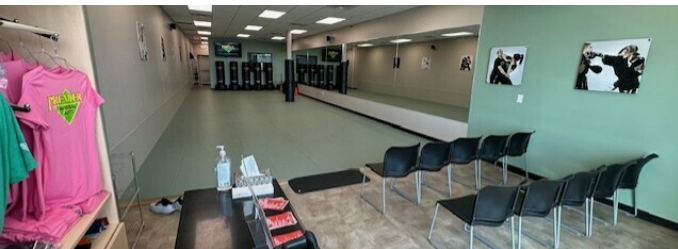
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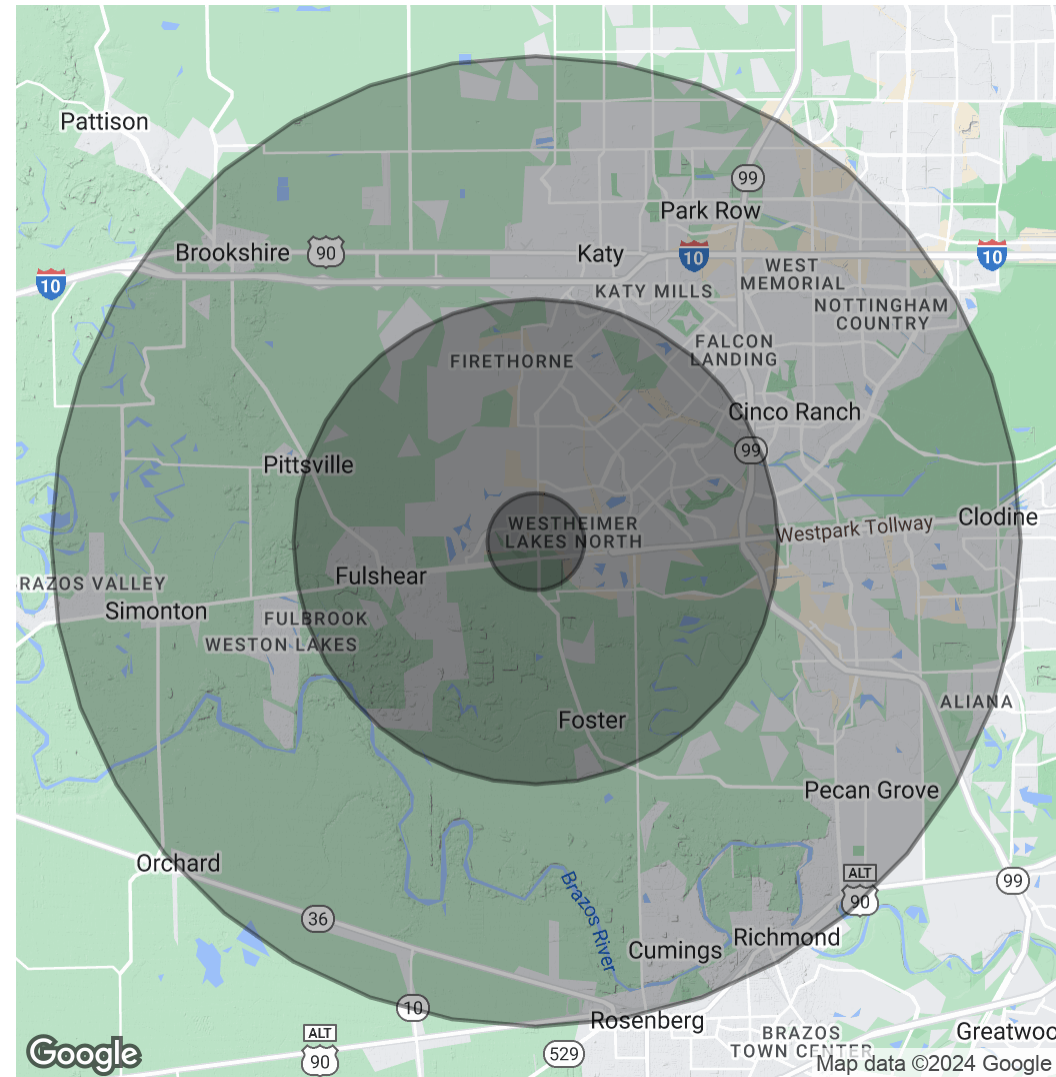
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,185	125,835	417,592
Average Age	33.3	36.3	36.3
Average Age (Male)	34.5	36.1	35.5
Average Age (Female)	28.9	35.6	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,503	39,635	138,684
# of Persons per HH	3.7	3.2	3.0
Average HH Income	\$165,621	\$160,022	\$125,946
Average House Value	\$372,494	\$386,041	\$306,334

* Demographic data derived from 2020 ACS - US Census



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