

KINGSBRIDGE PLAZA PHASE II

8733 HWY 6 SOUTH HOUSTON, TX 77083

A CLASS "A" FORT BEND COUNTY RETAIL OPPORTUNITY



TRAFFIC COUNT: HWY 6 S, NEAR PROPERTY: 55,309 CARS PER DAY (ESRI)

2021 AVERAGE HOUSEHOLD INCOME, 1 MILE RADIUS: \$77,146 (ESRI)

2021 TOTAL DAYTIME POPULATION, 5 MILE RADIUS, 328,074 (ESRI)

SIGNALIZED INTERSECTION WITH 2 DRIVEWAY CUTS ON HWY 6

SHADOW ANCHORED BY KROGER, LA FITNESS, AND PETCO

NEIGHBORING RETAILERS INCLUDE: COMERICA, WELLS FARGO, STARBUCKS, PANDA EXPRESS, HOME DEPOT, CHASE, WALGREENS, CVS, MISTER CAR WASH, WENDY'S, BASKIN-ROBBINS, MCDONALD'S



ASKING RENT: (NEGOTIABLE)

TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR QUALIFIED USERS

EXCELLENT VISIBILITY AND ACCESS / BUILDING WILL BE FIRE-SPRINKLERED

DRIVE-THRU AVAILABLE ON BOTH NORTH AND SOUTH END CAPS

1200 SQ. FT. – 7950 SQ. FT. SPACES AVAILABLE WITH FULL FACADE AND PYLON SIGNAGE

JOIN SCHLOTZSKY'S, FARMER'S INSURANCE, VISION COMFORT, THE BURGER HOUSE AND OTHER FINE TENANTS

FOR INFORMATION:
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DELTA TROY INTERESTS, LTD