

For Lease

2nd Generation Restaurant

3,440 SF
AVAILABLE



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
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Sorrento Village

12235 Will Clayton Pkwy.
Humble, Texas 77346

For Lease



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SORRENTO VILLAGE

12235 Will Clayton Pkwy., Humble, Texas 77346

Property Information

Space For Lease **3,440 SF (2nd Gen Restaurant)**

Rental Rate **\$29.00 PSF**

NNN **\$8.50 PSF**

Building Size **14,350 SF**

Property Highlights

- New Retail Center Across from Walmart Neighborhood Store in Humble
- Signalized Intersection
- Easy access to Atascocita Rd, FM 1960, and Lake Houston Pkwy

Demographics

Population (2025)	1 mi. - 18,754
	2 mi. - 60,389
	3 mi. - 98,498
	5 mi. - 175,749
	Average Household Income
	2 mi. - \$140,285
	3 mi. - \$144,345
	5 mi. - \$130,452

Traffic Counts **16,143 vpd via Will Clayton Pkwy**
4,930 vpd via Timber Forest Dr

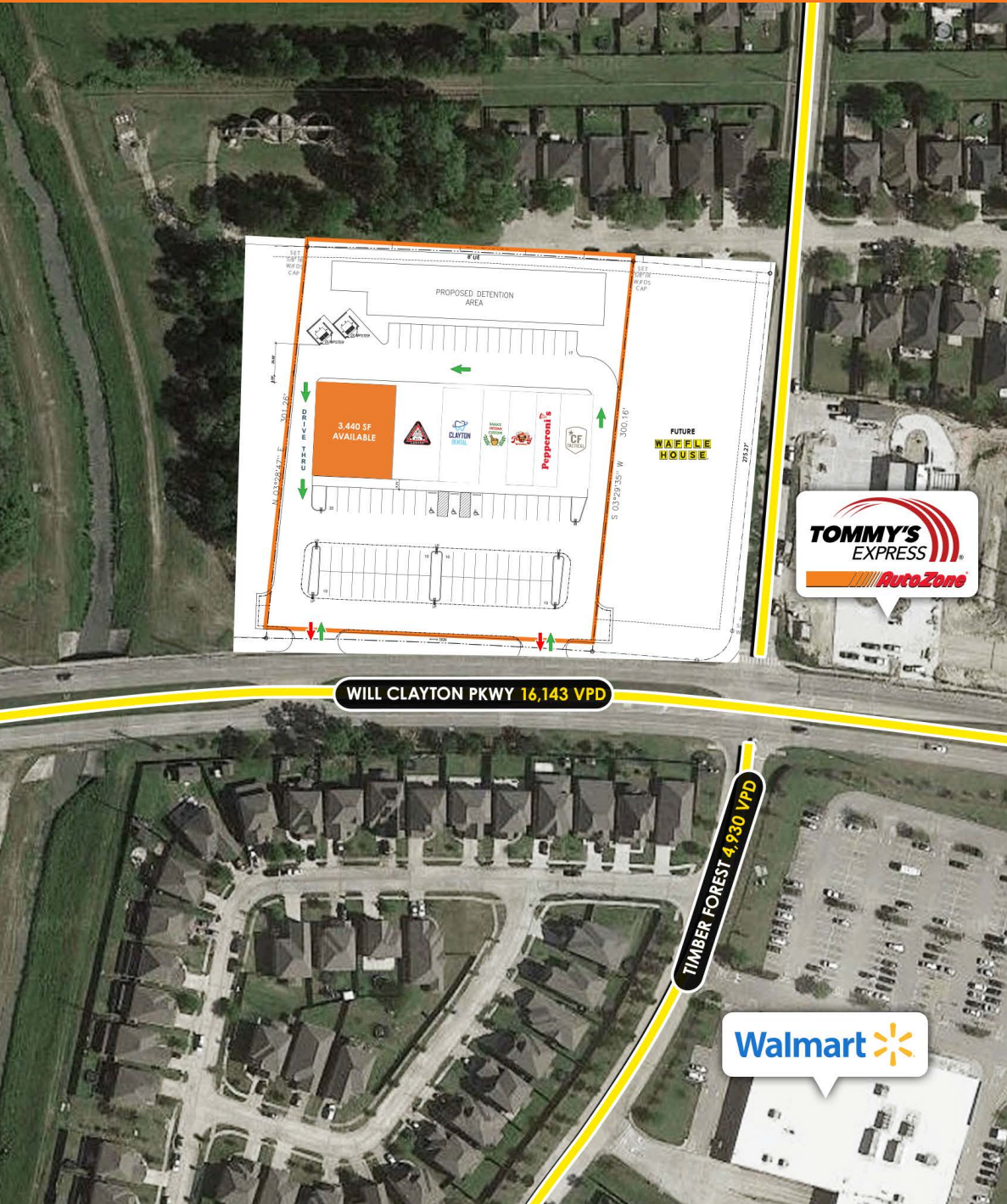
For More Information

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SITE PLAN



PENDING	
AVAILABLE	
EXECUTED	

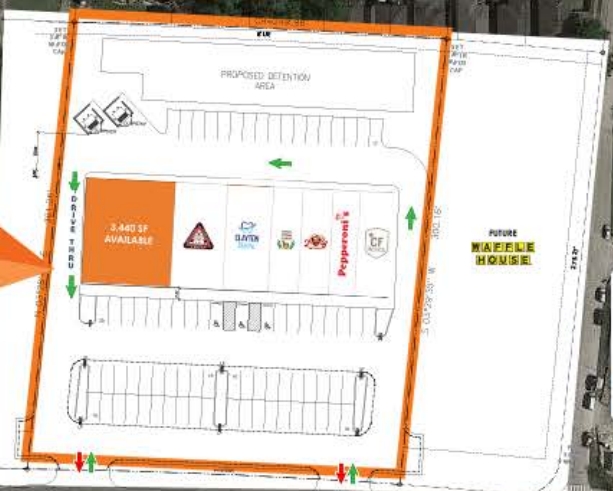
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SITE



TOMMY'S EXPRESS
AutoZone

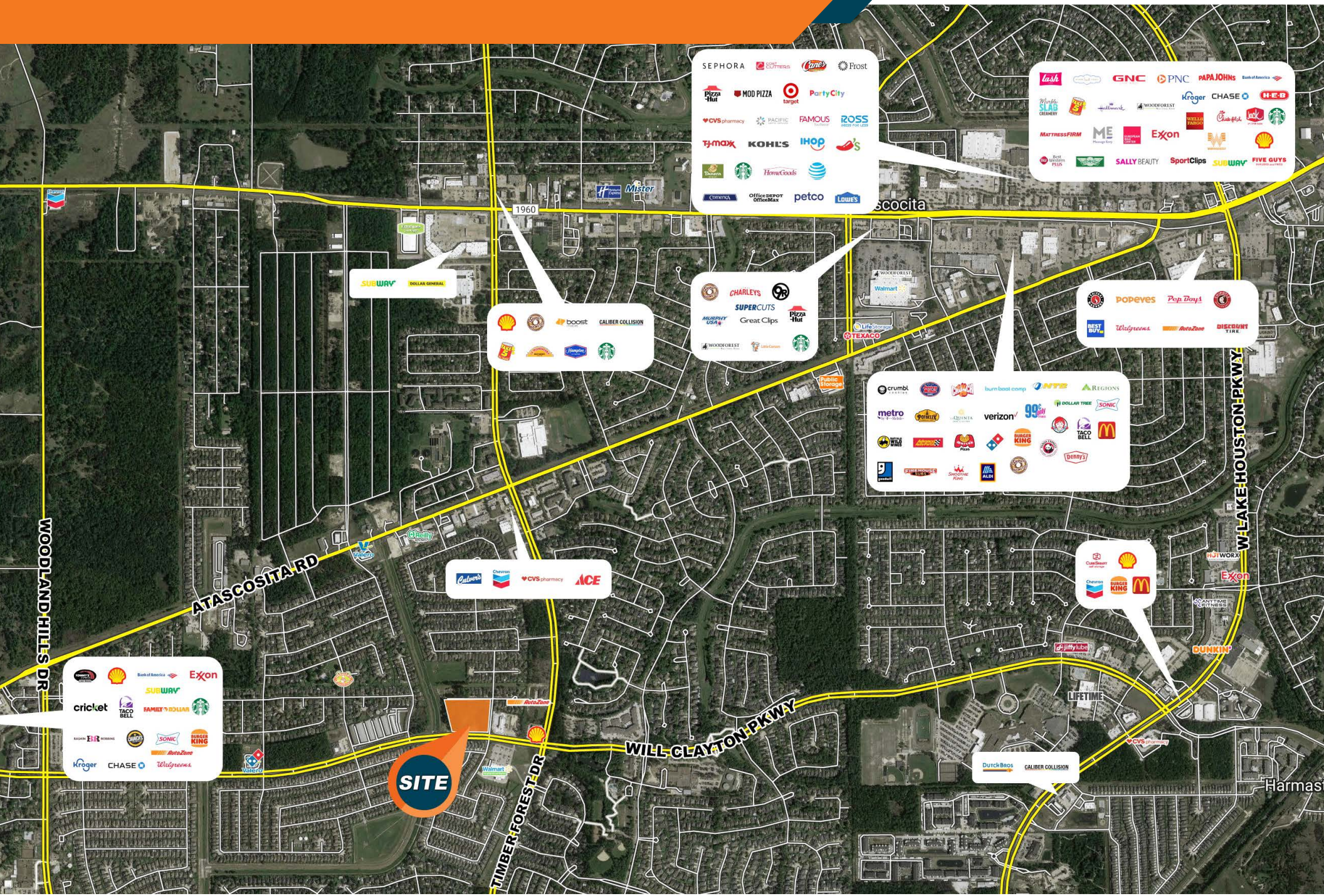


Walmart

WILL CLAYTON PKWY 16,143 VPD

TIMBER FOREST 4,930 VPD

For Lease



- SEPHORA, CVS/pharmacy, MOD PIZZA, Target, Party City, Famous, Ross, TJ-maxx, KOHL'S, IHOP, Petco, Lowe's

- Lash, GNC, PNC, Papa John's, Bank of America, Kroger, CHASE, H-E-B, ME, Exxon, Shell, Sally Beauty, SportClips, SUBWAY, FIVE GUYS

- SUBWAY, DOLLAR GENERAL

- Shell, boost, CALIBER COLLISION, PET ST, HomeGoods, Starbucks

- CHARLEY'S, SUPER CUTS, Great Clips, Pizza Hut, Life Storage, TEXACO, Home Storage, Starbucks

- POPEYES, Pop Boys, BEST BUY, Walgreens, AutoZone, DISCOUNT TIRE

- crumbl, metro, verizon, 99¢, DOLLAR TREE, SONIC, McDonald's, Denny's, Burger King, Taco Bell, Dunkin'

- Calum's, CVS pharmacy, ACE

- Exxon, Dunkin', McDonald's

- Bank of America, EXON, SUBWAY, cricket, TACO BELL, FAMILY DOLLAR, Starbucks, Kroger, CHASE, Walgreens

SITE

- Dutch Bros, CALIBER COLLISION

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