

Rhodes Road Business Park

21627 RHODES ROAD, SUITE C, SPRING, TX 77388



For More Information

Joe Palumbo

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21631 Rhodes Road Ste 100 | Spring, TX 77388 | 281.609.7113 | 3RDGD.COM

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LOCATION DESCRIPTION

Rhodes Road Business Park is a multi-tenant Property, in an Excellent Location in Spring, Less Than 1/4 Mile From FM 2920, 1.16 Miles From The Grand Parkway (99) & 3.6 Miles From I-45, A Short Distance To The Woodlands.

21627 Rhodes Road, Suite C. Office-warehouse, FLEX Space. No additional rents. 4,200 SF with 1 office and 1 restroom. Warehouse has 2 overhead doors.

SITE DESCRIPTION

Rhodes Road Business Park is Inside Harris County & Klein ISD. Located in a High-Density Residential Populated Area with Over 275,000 Vehicles Per Day on I-45 & Over 40,000 Vehicles Per Day on FM 2920. Easy access to Freeways, Restaurants & Retail. Rhodes Road Business Park a Multi-Tenant Property with Ample Parking. The Property is Gated and is Well-Lit with Security Lighting.

PROPERTY HIGHLIGHTS

- GATED
- WATER IS INCLUDED
- NO MUD TAXES
- SECURITY LIGHTING
- AMPLE PARKING
- CLIMATE-CONTROLLED OFFICE

OFFERING SUMMARY

Lease Rate:	\$1.20 SF/month (MG)
Available SF:	4,200 SF
Lot Size:	2.787 Acres
Building Size:	18,900 SF

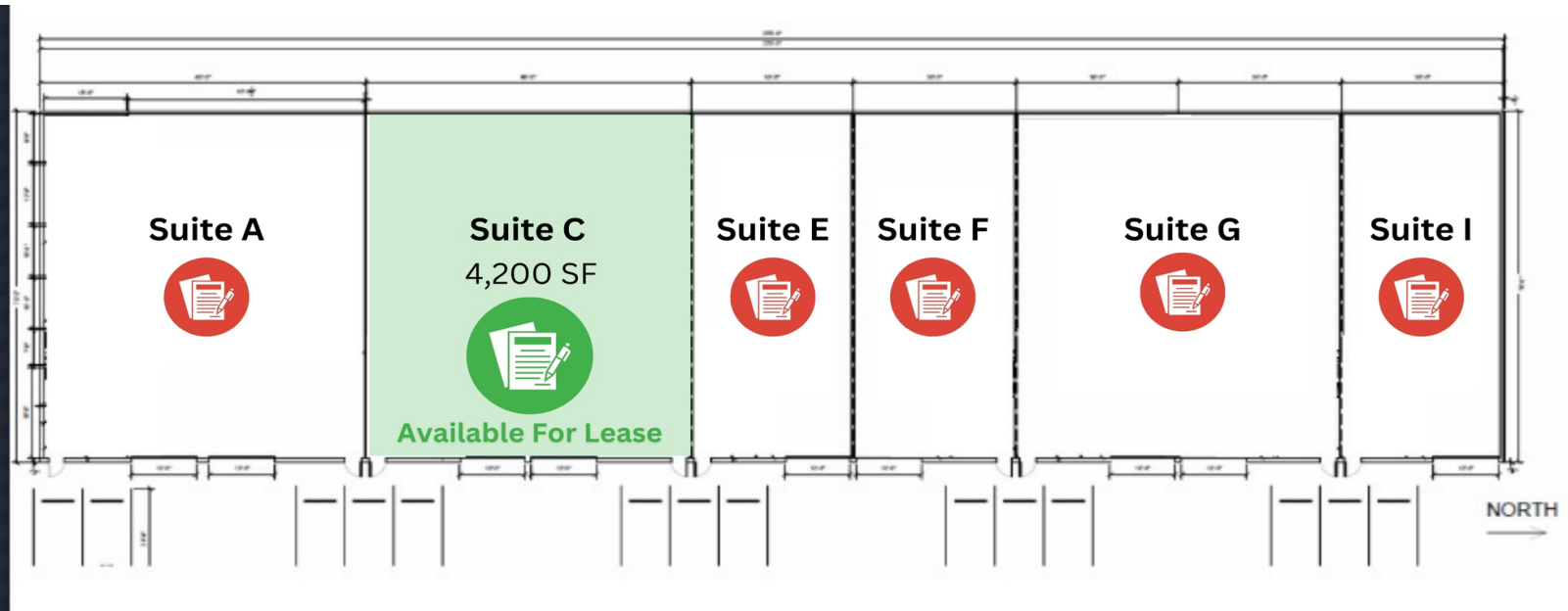
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AVAILABLE SPACES:

1 SPACE AVAILABLE

SUITE: C

SIZE: 4,200 SF

AVAILABLE: SPACE AVAILABLE: 7/7/2024

CUSTOMIZATION AVAILABLE: YES

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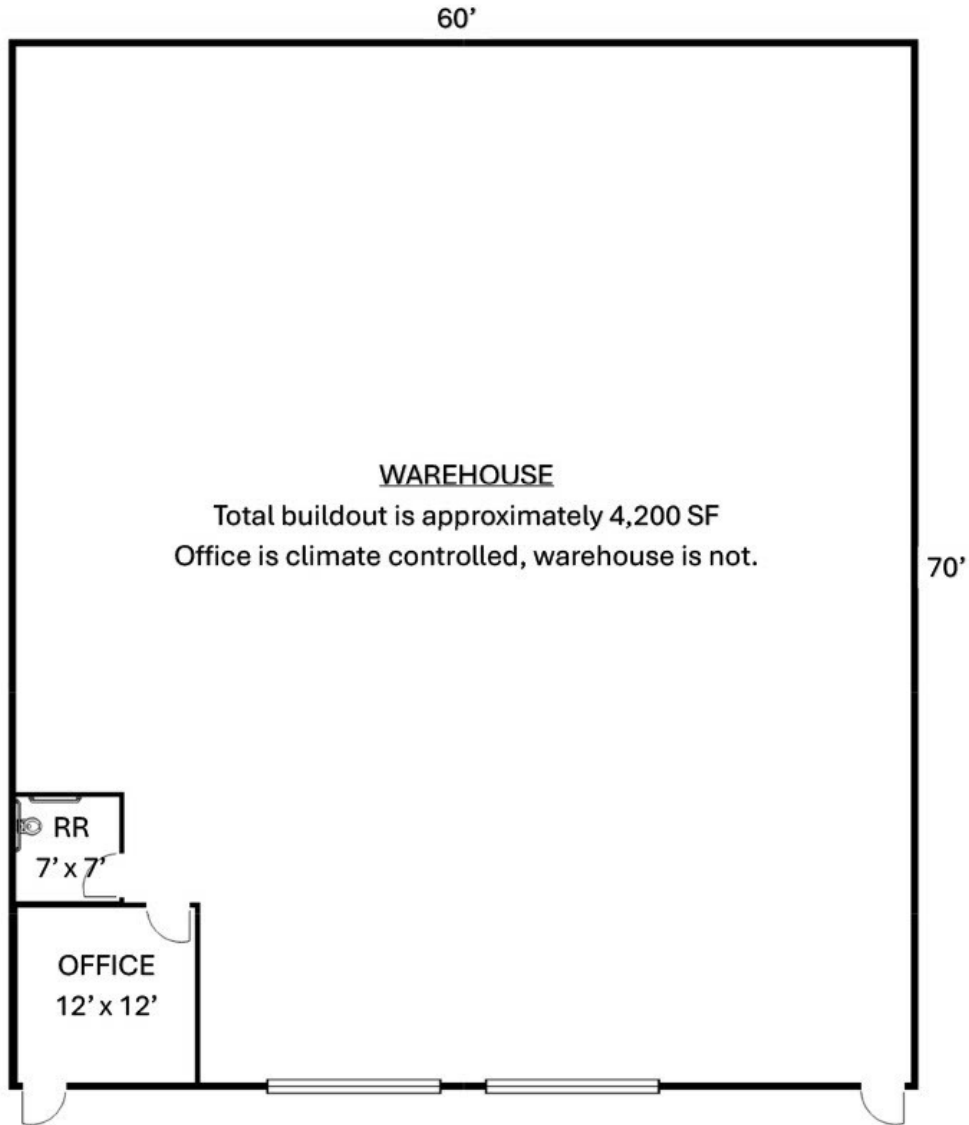
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RHODES ROAD BUSINESS PARK

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*All measurements are approximate

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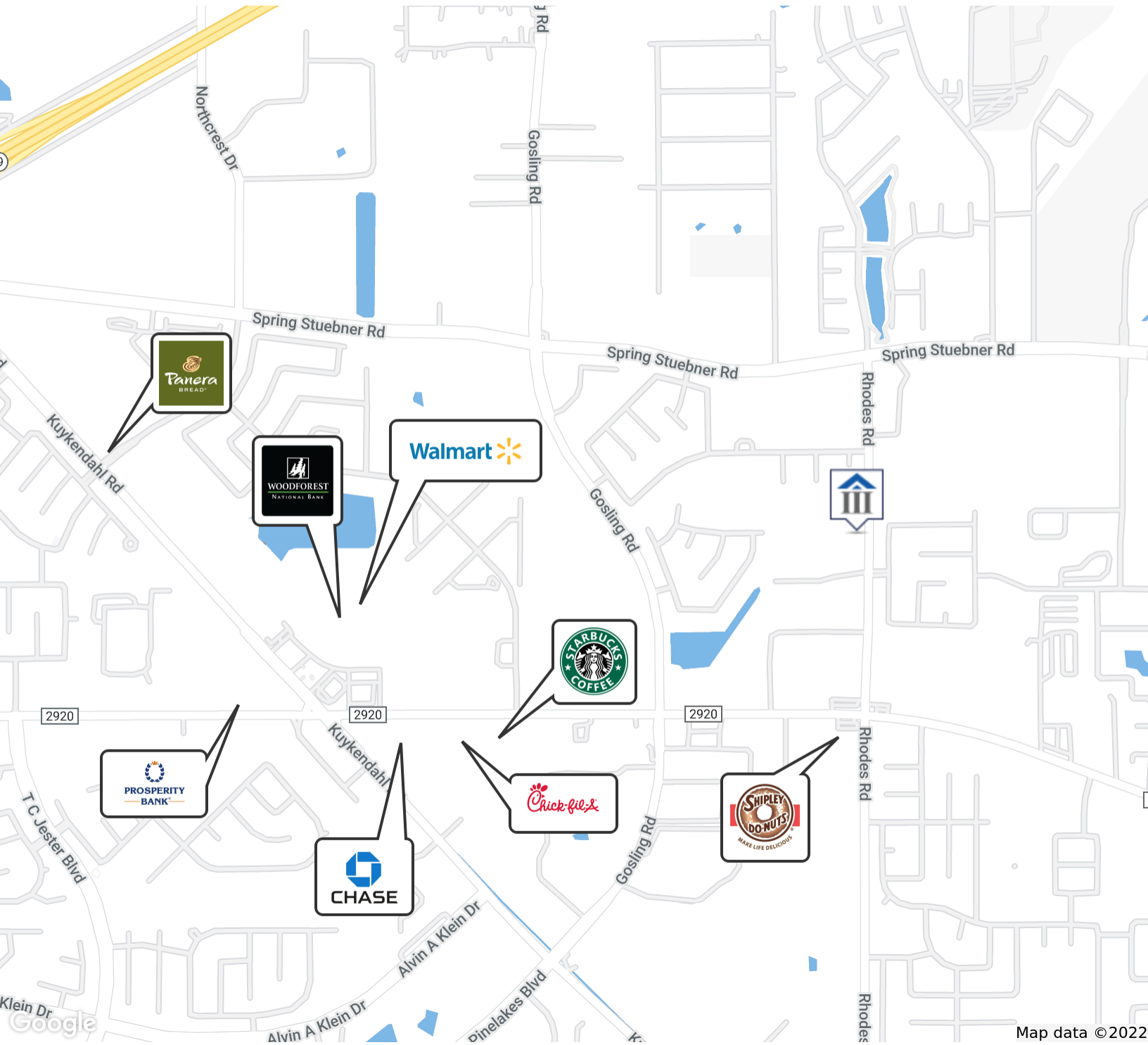
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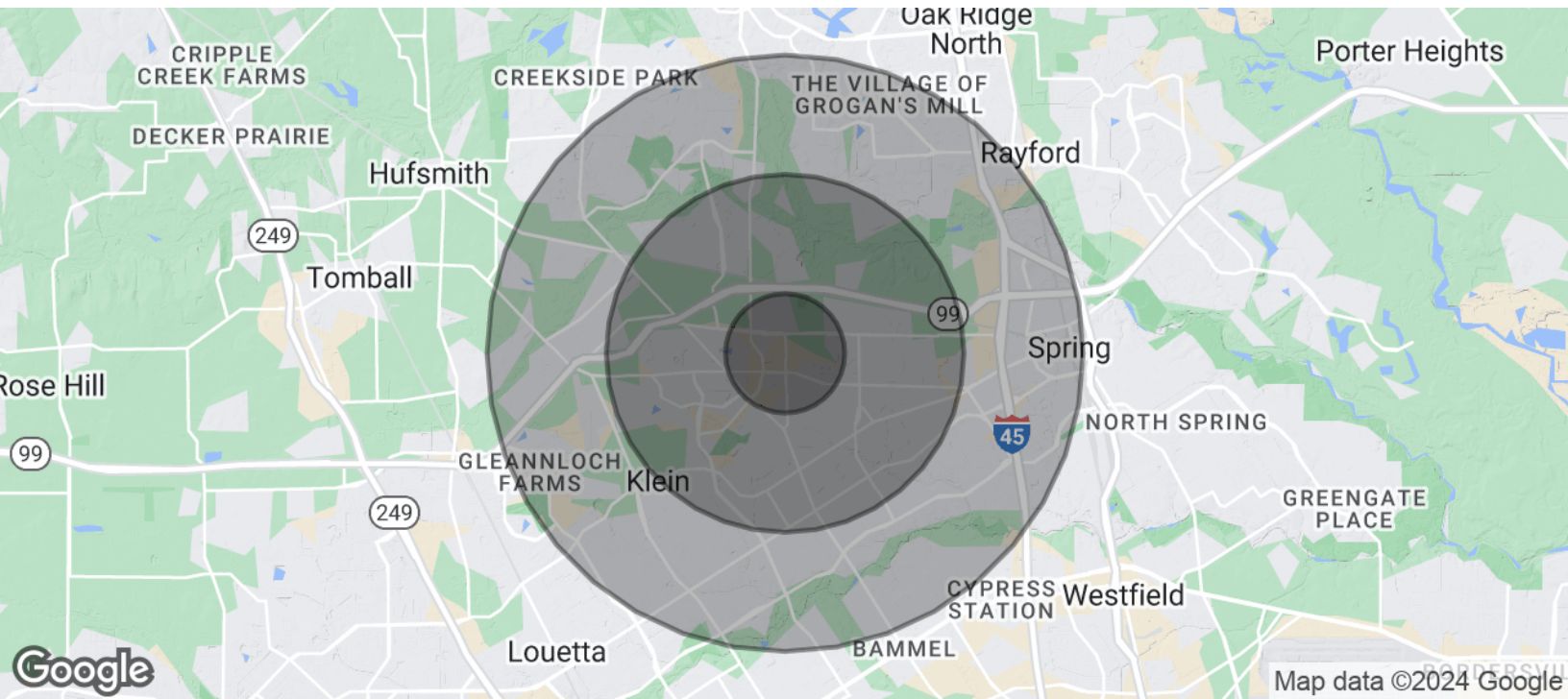
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,611	51,304	158,046
Average Age	33.0	33.8	35.2
Average Age (Male)	31.7	32.8	34.5
Average Age (Female)	33.4	34.1	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,829	16,627	54,442
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$91,499	\$100,463	\$99,059
Average House Value	\$140,552	\$181,662	\$197,969

* Demographic data derived from 2020 ACS - US Census

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LOCATION INFORMATION

Building Name	Rhodes Road Business Park
Street Address	21627 Rhodes Road
City, State, Zip	Spring, TX 77388
County	Harris
Market	Spring
Sub-market	Klein
Cross-Streets	FM 2920/Spring Stuebner

BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	2,100 SF
Year Built	2014

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