

For Lease



Hunnington

Hunnington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hproperties.com

Free Standing Building

6103 FM 1488,
Magnolia, TX 77354

For Lease



Hunington



FREE STANDING BUILDING

6103 FM 1488, Magnolia, TX 77354



PROPERTY INFORMATION

Space For Lease	2,800 SF
Rental Rate	\$34.00 PSF
NNN	\$8.00 PSF
Total Sq. Ft.	3,000 SF



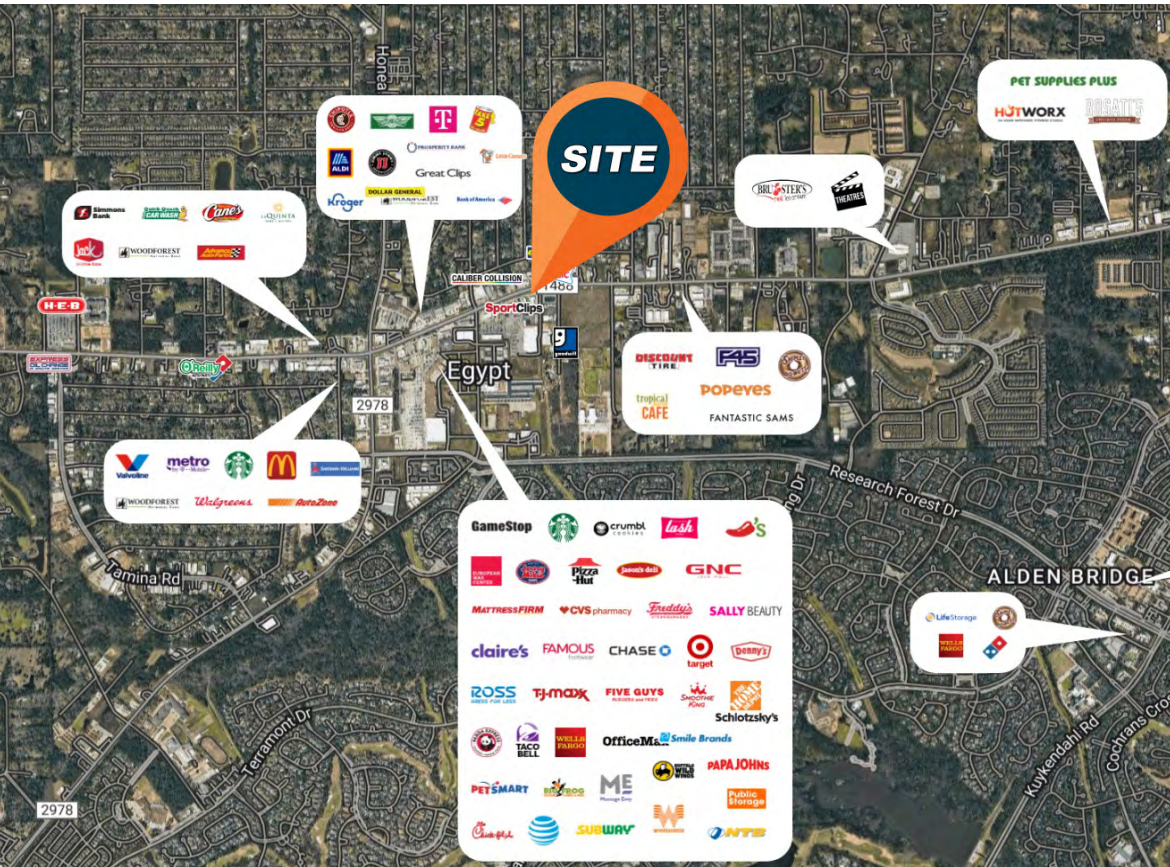
PROPERTY HIGHLIGHTS

- Situated along FM 1488, a bustling commercial corridor with high traffic counts, ensuring excellent visibility and accessibility.
- Located in Magnolia, a fast-growing area with a mix of residential and commercial developments, providing a built-in customer base.
- Ample parking and easy ingress/egress to FM 1488.



DEMOGRAPHICS

Population (2024)	2 mi. - 27,074
	3 mi. - 53,670
	5 mi. - 122,973
Average Household Income	2 mi. - \$192,284
	3 mi. - \$215,733
	5 mi. - \$208,101
Traffic Counts	FM 1488 - 50,571 VPD
	Egypt - 12,262 VPD



Jonathan Aron

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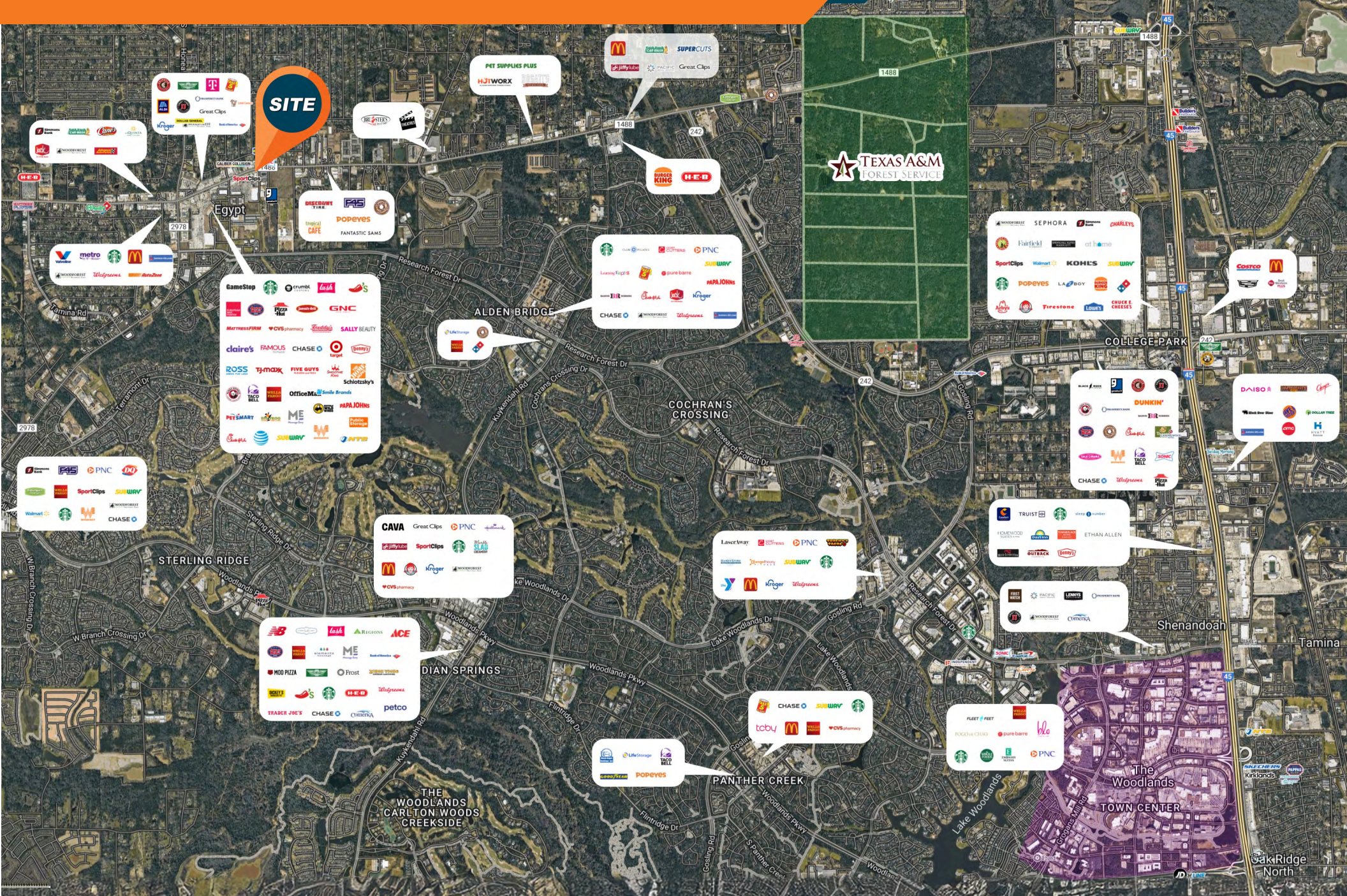


- Crumb's Cookies
- Great Clips
- Kruger
- Walmart
- Walmart Supercenter
- Walmart Neighborhood Market

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