

KEMPWOOD PLAZA

9401-9499 KEMPWOOD DR.
HOUSTON, TX 77080

RETAIL PROPERTY FOR LEASE

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PROPERTY DESCRIPTION

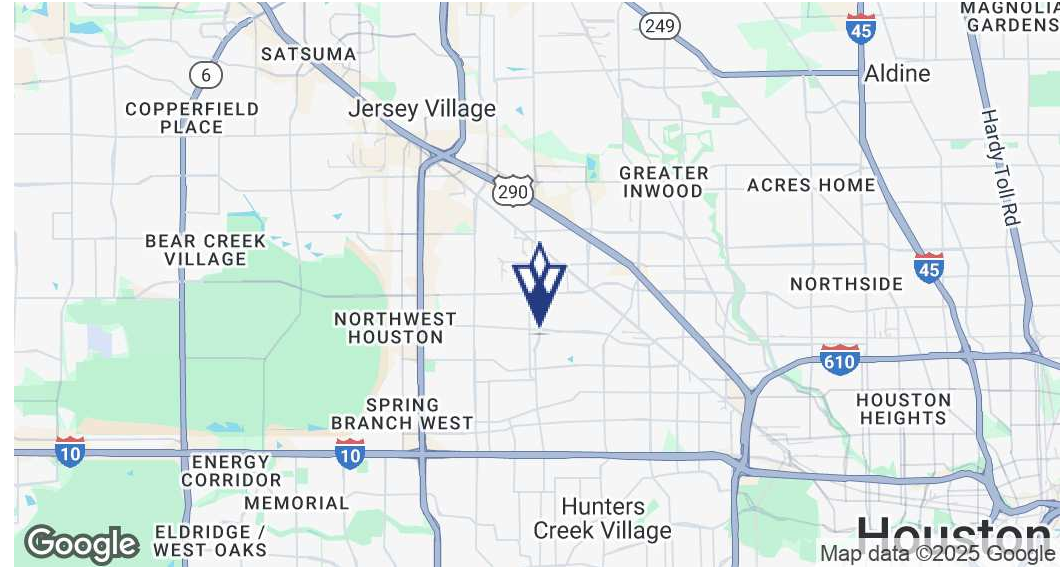
Kempwood Plaza is a highly productive retail center ideal for a variety of businesses including clothing stores, restaurants, and services. Its dominant position among a diverse customer base creates the perfect opportunity to maximize sales in this densely population neighborhood.

PROPERTY HIGHLIGHTS

- Great daily traffic counts
- Easy access to Beltway 8, I-10, 290 and 610 Loop, major commuter routes
- High daytime population in the area
- Located in the heart of Spring Branch

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Available SF:	1,515SF Available and 4,800SF 2nd gen restaurant on corner with opportunity of a wrapped patio coming soon
Building Size:	91,302 SF
Vehicles Per Day:	35,000
Major Tenants:	Autozone, Dollar General

DEMOGRAPHICS	5 MIN DT	10 MIN DT	15 MIN DT
Average HH Income	\$92,710	\$95,035	\$121,589
Total Population	30,024	117,540	264,805



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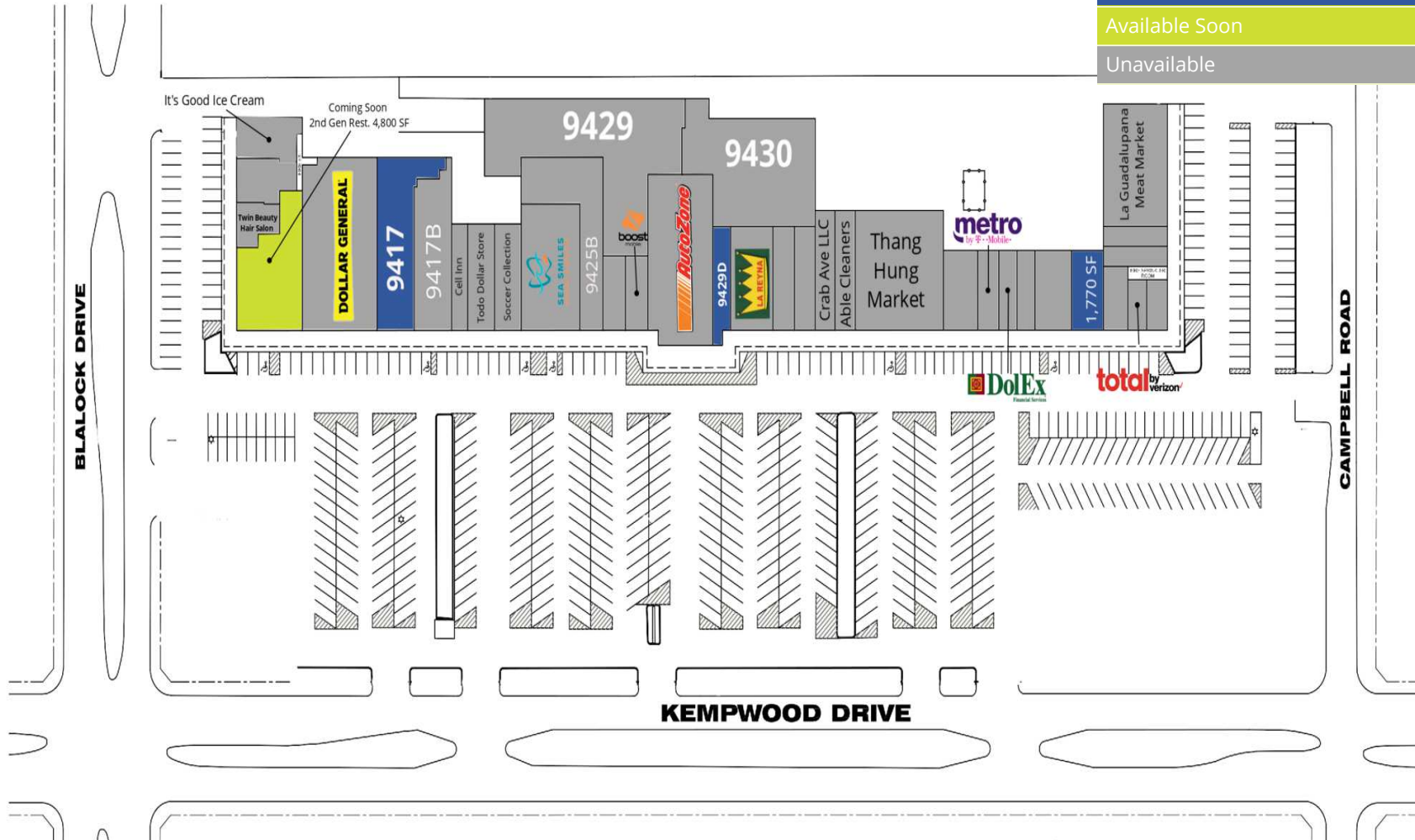
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LEGEND

Available

Available Soon

Unavailable



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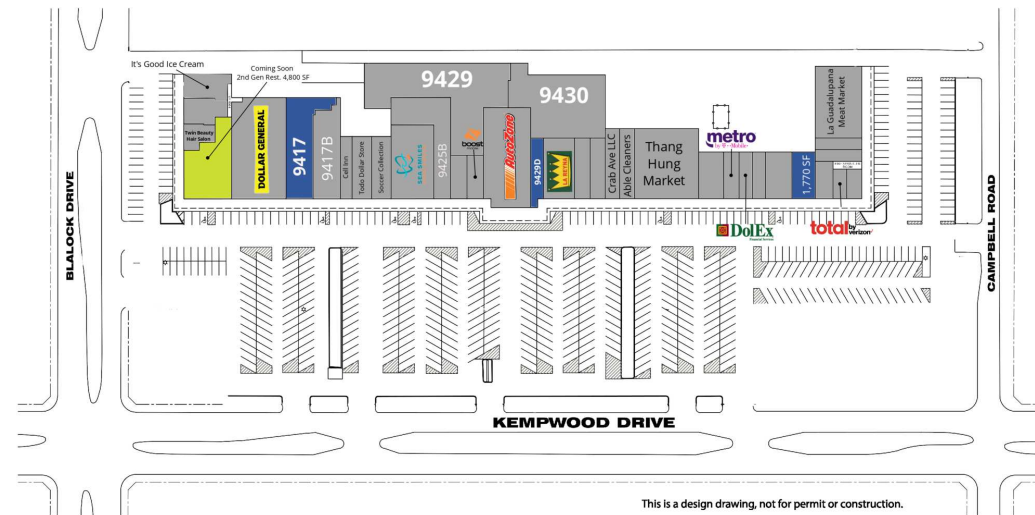


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LEASE TYPE NNN | TOTAL SPACE 1,400 - 4,800 SF | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 9401A	Twin Beauty Hair Salon	1,149 SF	NNN	-	-
Suite 9401B	Beatriz Estrada	1,672 SF	NNN	-	-
Suite 9407	Available Soon	4,800 SF	NNN	Negotiable	2nd Gen Rest.
Suite 9411	Dollar General	9,150 SF	NNN	-	-
Suite 9417	Available	4,640 SF	NNN	Negotiable	-
Suite 9417B	Ezcandalo Fitness	4,263 SF	NNN	-	-
Suite 9419	Cell Inn	1,200 SF	NNN	-	-
Suite 9421	Todo Dollar Store	2,100 SF	NNN	-	-
Suite 9423	Soccer Collection	2,000 SF	NNN	-	-
Suite 9425	Sea Smiles Dental & Braces	5,000 SF	NNN	-	-
Suite 9425B	Martha Armendariz	4,745 SF	NNN	-	-
Suite 9429A	Hong Thi Phan	1,500 SF	NNN	-	-
Suite 9429B	Boost Mobile	1,477 SF	NNN	-	-
Suite 9429C	AutoZone	7,960 SF	NNN	-	-
Suite 9433A	La Reyna Tortilleria	3,330 SF	NNN	-	-
Suite 9433C	-	1,511 SF	NNN	-	-
Suite 9433D	Rosendo Cuevas	1,518 SF	NNN	-	-



UNAVAILABLE

AVAILABLE SOON

AVAILABLE

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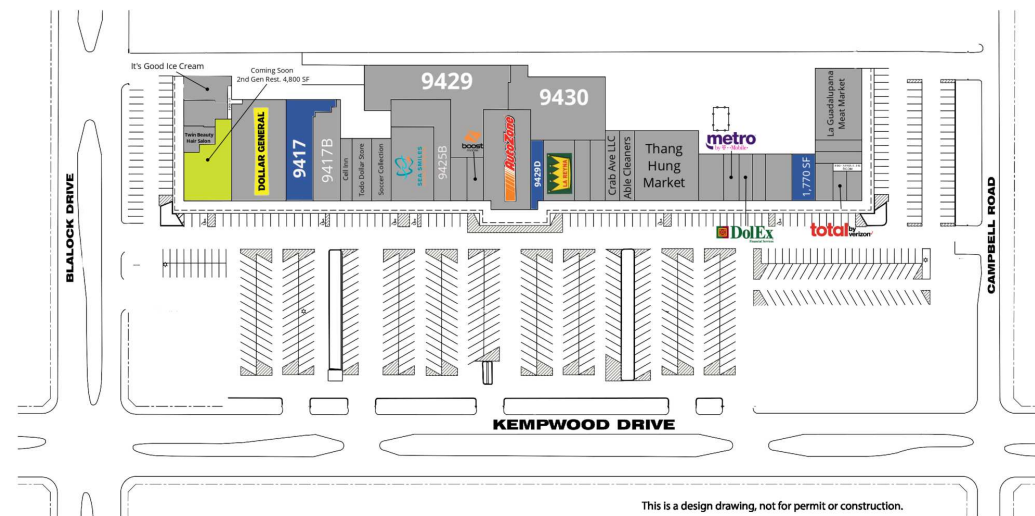
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LEASE TYPE	NNN		TOTAL SPACE	1,400 - 4,800 SF		LEASE TERM	NEGOTIABLE		LEASE RATE	NEGOTIABLE
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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 9435	Crab Ave LLC	1,809 SF	NNN	-	-
Suite 9437	Able Cleaners	1,800 SF	NNN	-	-
Suite 9439	Thang Hung Market	7,440 SF	NNN	-	-
Suite 9451	Mai Hairstyle	1,940 SF	NNN	-	-
Suite 9453	-	1,200 SF	NNN	-	-
Suite 9455	Dolex	1,000 SF	NNN	-	-
Suite 9455B	Royal Tapioca	1,100 SF	NNN	-	-
Suite 9457	Pho Luc Lac Grill & Restaurant	2,015 SF	NNN	-	-
Suite 9459	Available	1,770 SF	NNN	Negotiable	-
Suite 9461	DJ Wireless	1,100 SF	NNN	-	-
Suite 9463	Total Verizon	575 SF	NNN	-	-
Suite 9465	-	560 SF	NNN	-	-
Suite 9469	Pronto Insurance Agency	1,000 SF	NNN	-	-
Suite 9471	Autobuses Tejanos	984 SF	NNN	-	-
Suite 9495	La Guadalupana Meat Market	6,010 SF	NNN	-	-
Suite 9429D	Available	1,515 SF	NNN	Negotiable	-
Suite 9429	-	10,000 SF	NNN	-	-
Suite 9430	-	9,395 SF	NNN	-	-



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AVAILABLE SOON

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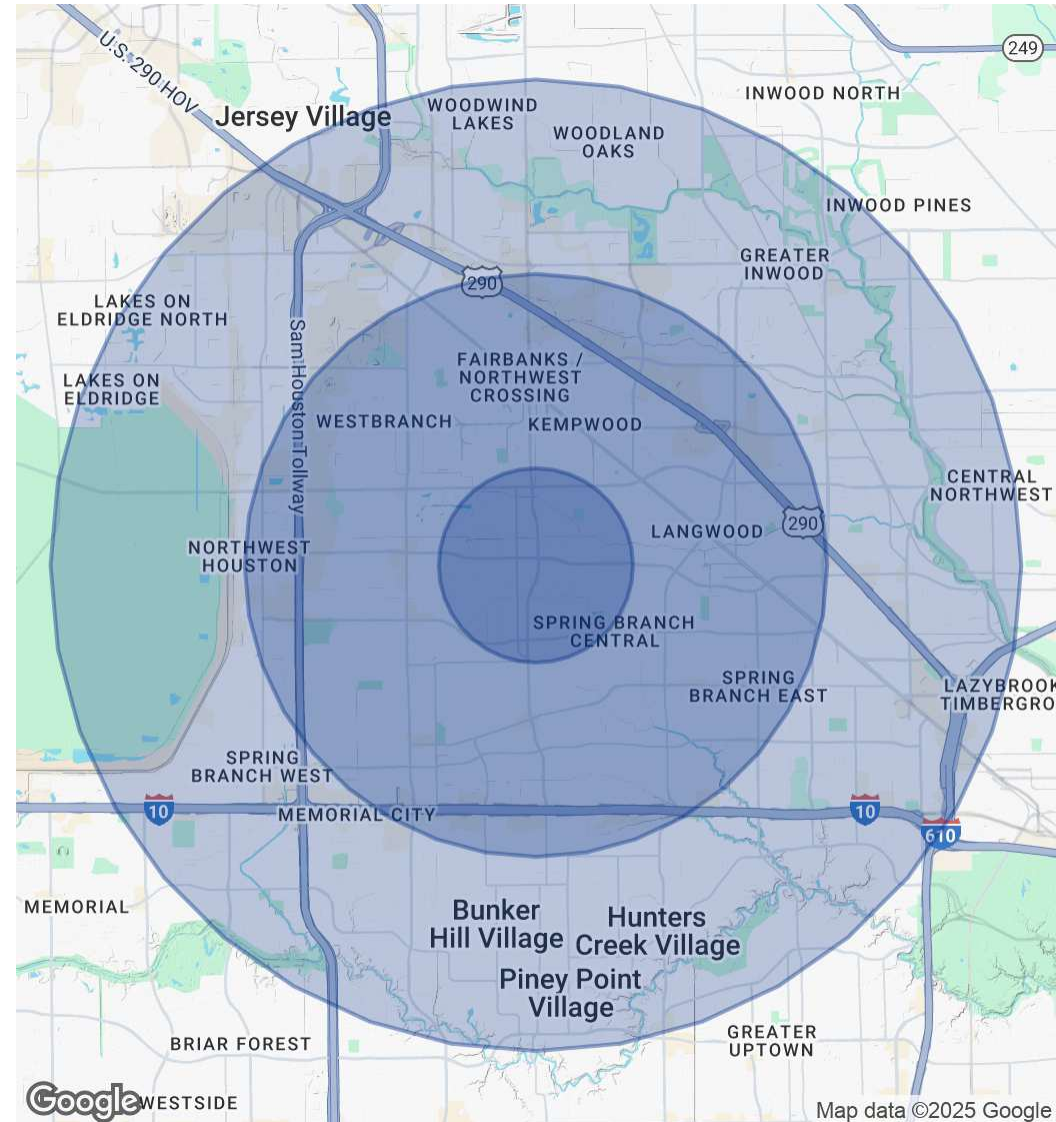


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Demographics data derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	30,024	117,540	264,805
Median Age	35.3	34.6	36.1
Daytime Population	33,010	155,032	422,856
Workers	17,992	95,983	292,173
Residents	15,018	59,049	130,683
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	11,003	42,582	101,809
# of Person per HH	2.71	2.75	2.59
Average HH Income	\$92,710	\$95,035	\$121,589
Average House Value	\$363,959	\$435,648	\$587,123



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