

Retail

For Lease

BUSHI BAN
MARTIAL ARTS & FITNESS

**Freedom
DIALYSIS**

**SHARP MINDS
ACADEMY**



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[Contact us for more information](#)

7746 Highway 6

Missouri City

TX 77459

PROPERTY OVERVIEW



1,347-14,661 SF Available

Family centric centre located on Highway 6 by Sienna & Sugar Land.

4,005 -14,601 SF second gen. gymnastic space. Suitable for restaurant, retail, medical.

2,290 SF space ready for build out. Would suite a clinic, medspa, hair salon or retail.

1,347 SF second gen. retail space. Interior endcap. Trophy build out.

DEMOGRAPHICS

3 MILE

1 MILE

518,430

8,824

Population

236,246

2,831

Households

39.70

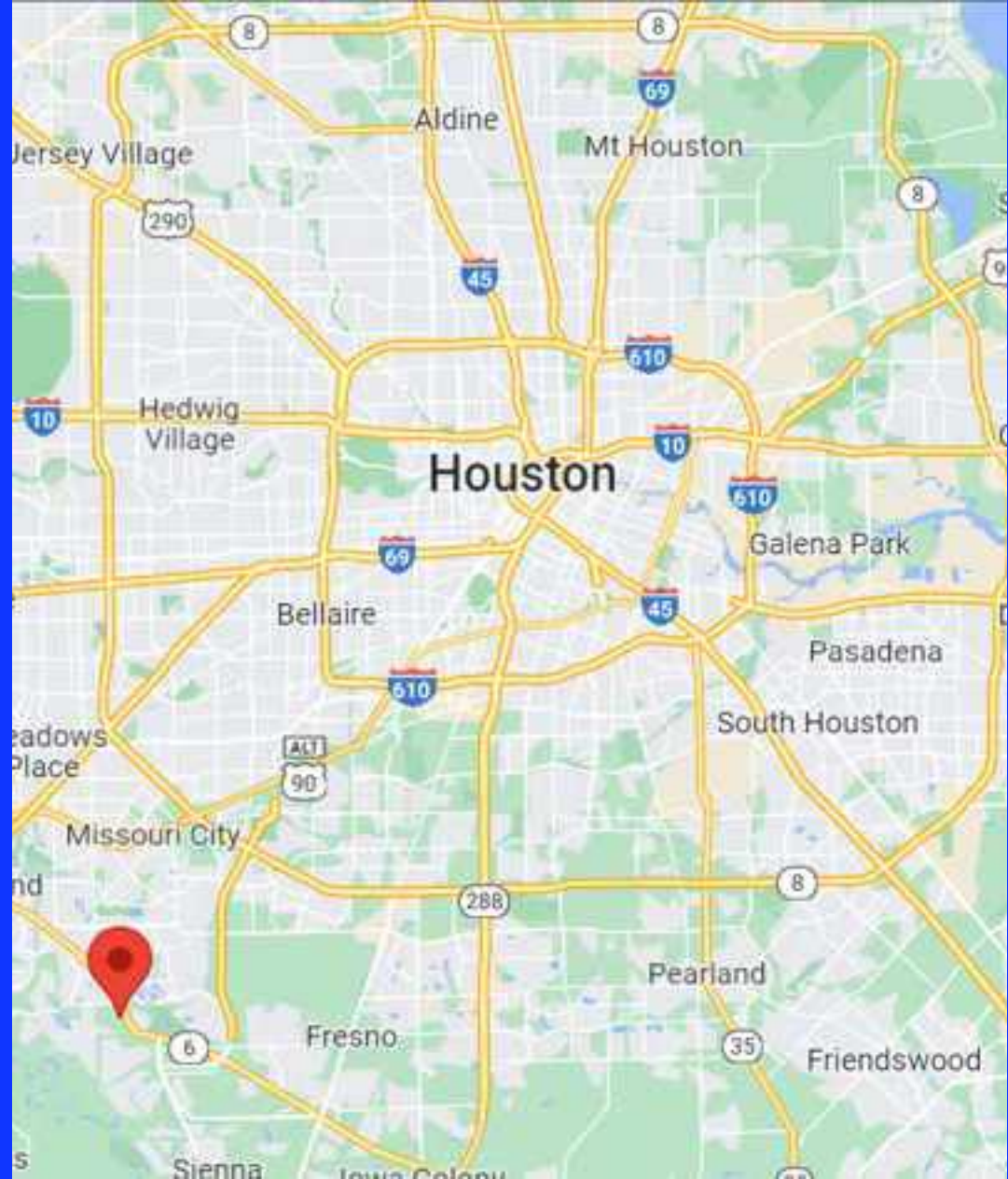
36.5

Median Age

↑ 20.40%

↑ 20.04%

Population Growth ' 21-'26

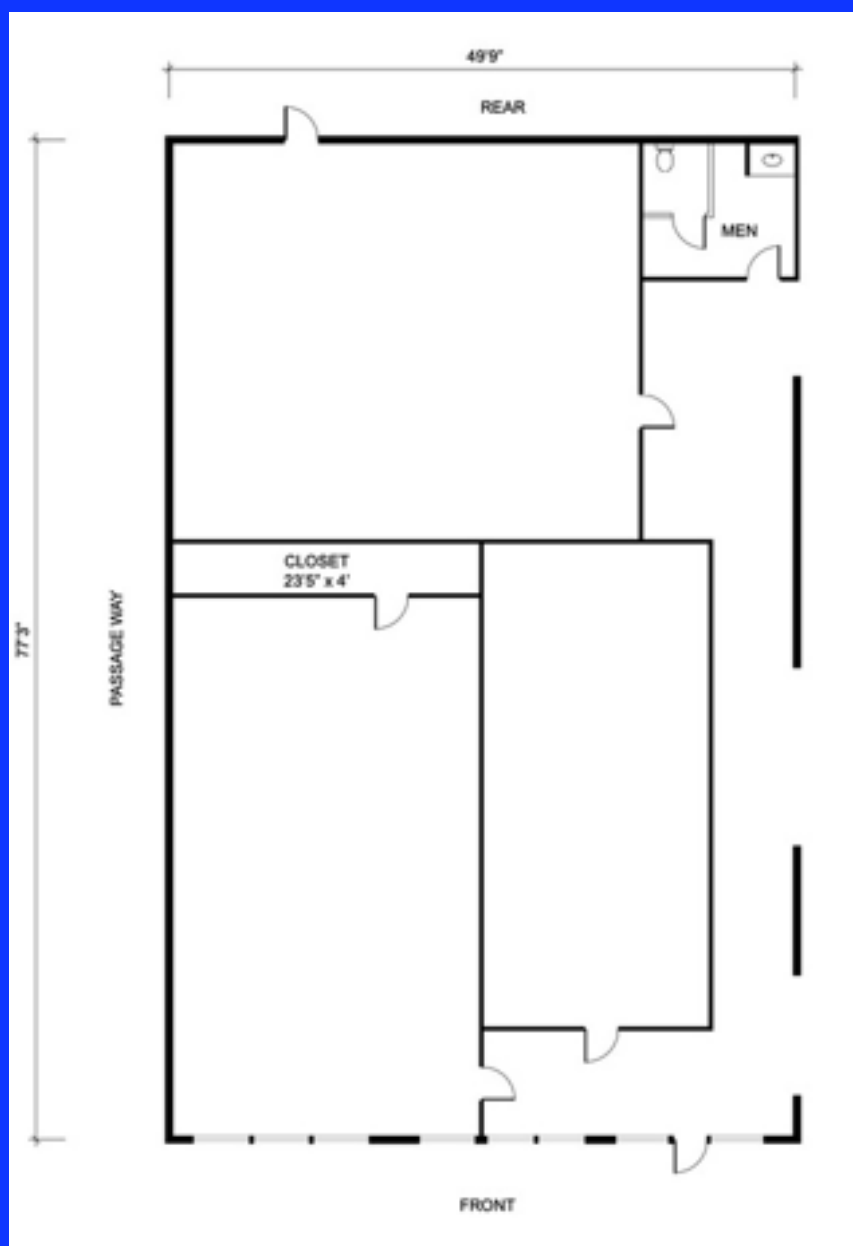




TRAFFIC

Collection St	Cross St	Traffic Vol	Last Mea
Alvin-Sugarland Rd	Flat Bank Dr SE	39,127	2022
Alvin-Sugarland Rd	Flat Bank Dr SE	63,564	2021
Alvin-Sugarland Rd	Flat Bank DR NW	24,661	2022
Alvin-Sugarland Rd	Lake Olympia Pkwy NW	32,562	2022
Lake Olympia Pkwy	Alvin-Sugarland Rd SW	10,426	2022
Sienna Ranch Rd	Oyster Creek PI NE	13,053	2022

Suite M Floor Plan



Suite M, N & O Floor Plan





AERIAL VIEW



New Canvas Recovery Facility

Olympia Gymnastics and Tumbling

Perfect Travels LLC (Van Rentals &...)

Oyster Creek Park

ence E. Elkins Pool Football...

River Pointe | Misso...

h Pointe Ln

Colony Bend Ln

Garden Center

ndida

n Grill

Seniors

6

Knights Ct

Knights



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