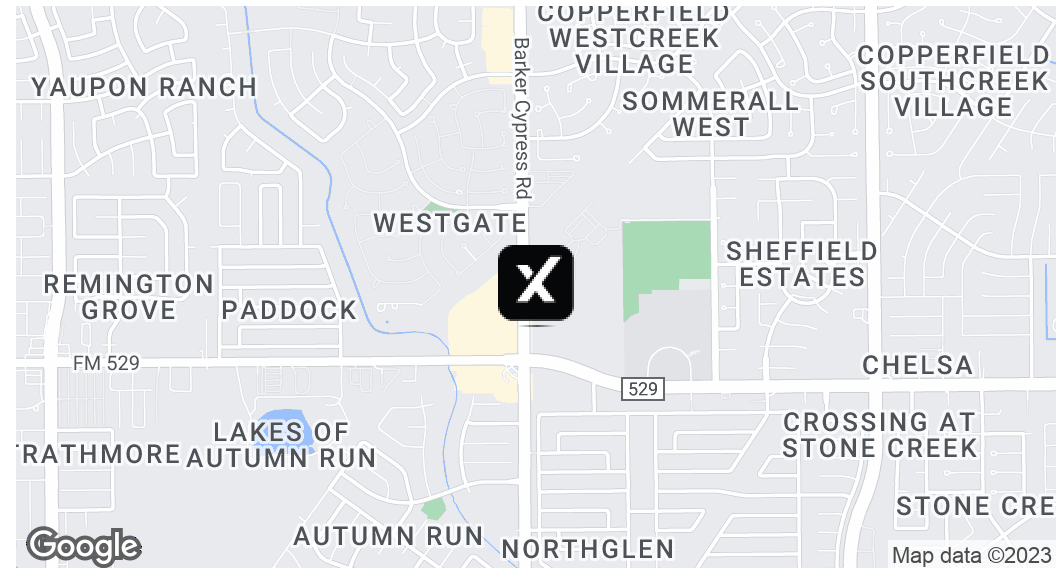


FOR LEASE | Recently Vacated Bank of America

7012 Barker Cypress, Cypress, TX 77433



Offering Summary

Lease Rate:	Negotiable
Building Size:	6,012 SF
Available SF:	6,012 SF
Lot Size:	1.27 Acres
Year Built:	2003
Renovated:	2006

Property Overview

Recently vacated Bank of America in a very dense retail area in a very desirable location. Just one property from the corner of Barker Cypress Rd and FM 529. Bank has four customer walk up stations along with 2 drive through stations and 4-5 customer drive thru stations. Has a high traffic count of 29,006 daily cars at Barker Cypress and Westgate (via Co-Star 2022). This is a plug and play for another bank or credit union to come right in, or can be redeveloped. Alternative proposed use: Urgent Care/ER, Restaurant or QSR, Office Space, Drug Store

Property Highlights

- High traffic count - nearly 30K cars daily at Barker Cypress and Westgate
- Plug and play ready for a bank to come in or can be re-developed
- Over 55K households within 3 miles with a median HH income of over 80K
- Located in a highly dense, desirable area

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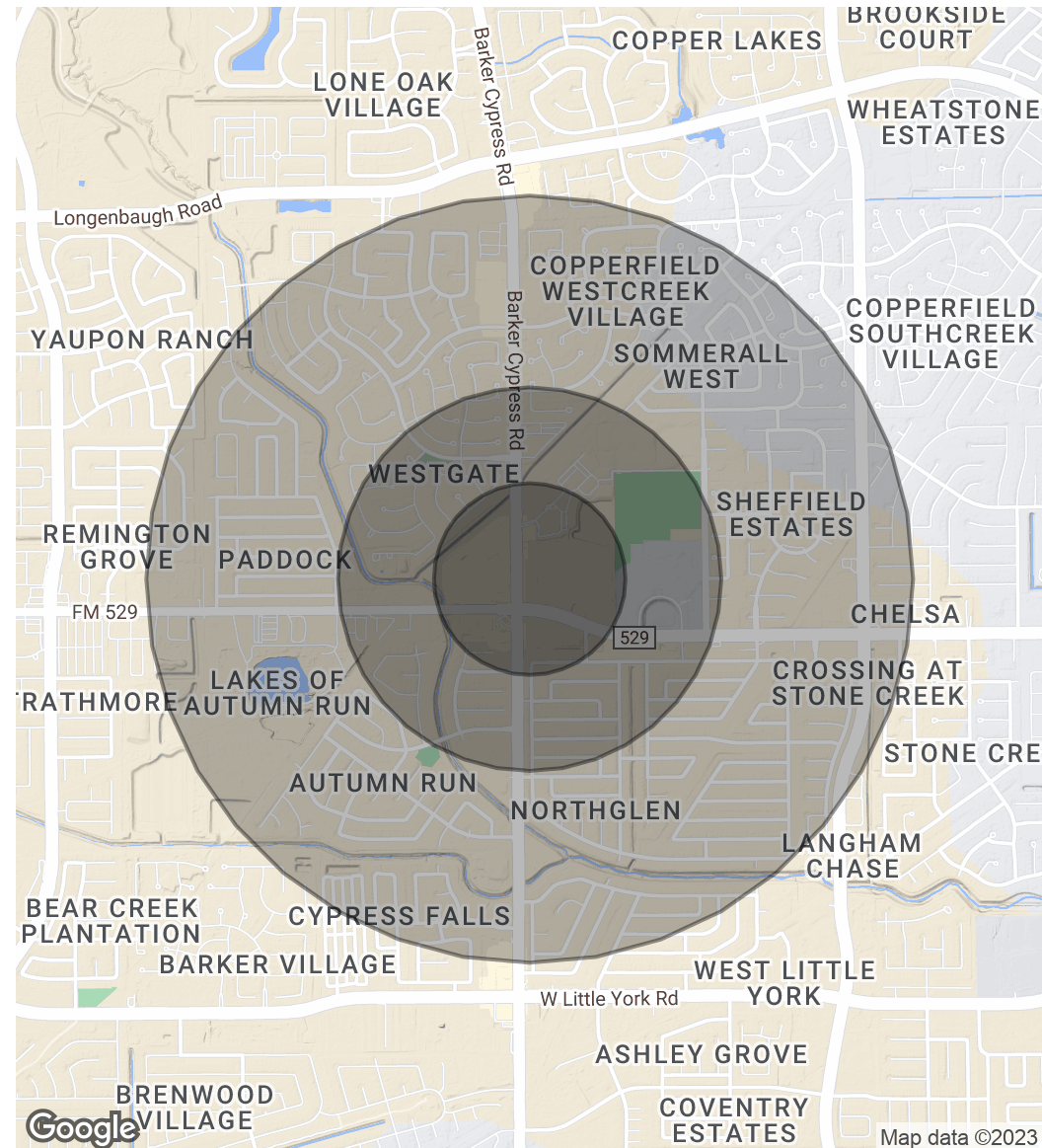
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	962	4,945	20,504
Average Age	33.9	32.5	33.7
Average Age (Male)	36.0	31.1	32.1
Average Age (Female)	35.4	38.9	37.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	335	1,616	6,551
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$82,161	\$75,798	\$79,835
Average House Value	\$197,806	\$175,270	\$163,445

* Demographic data derived from 2020 ACS - US Census



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