

# COLONY PLAZA

4875 HIGHWAY 6 SOUTH – MISSOURI CITY, TX 77459

## FOR LEASE



**PRICE:** \$24.40 PSF  
**NNN RATE:** \$10.00 PSF  
**BUILDING SIZE:** 8,576 SF  
**AVAIL SPACE:** 2,115 SF  
**YEAR BUILT:** 1996

- Strategically located at the busy intersection of Highway 6 and Dulles in Missouri City.
- Prime visibility along Highway 6, ensuring your business won't go unnoticed.
- Surrounded by national tenants such as AutoZone, Starbucks, and Vision Source drawing in a diverse and loyal customer base.
- Traffic counts of 45,952 vehicles per day bring enhanced brand exposure, higher sales potential, and competitive advantage to your business.

## CONTACT:

**Isela Truong: 281.858.3482 – Office**  
**[Isela@TerramontRealty.com](mailto:Isela@TerramontRealty.com)**

## DEMOGRAPHICS

Population:	Avg. HH Income
1 mi. – 11,625	1 mi. - \$140,800
3 mi. – 106,938	3 mi. - \$133,166
5 mi. – 214,019	5 mi. - \$127,588



14363 Torrey Chase BLVD  
Suite A  
Houston, TX 77014  
T: 281.858.3482

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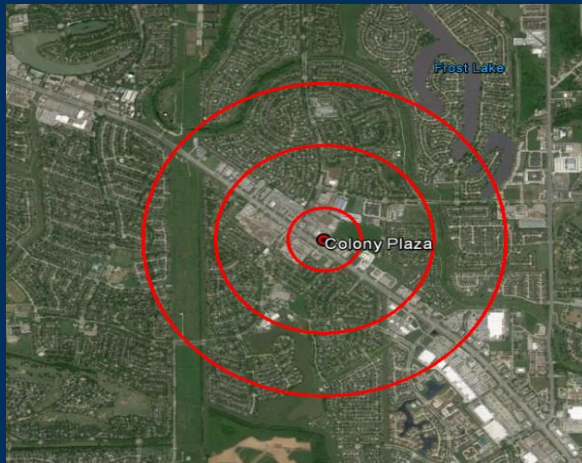
4875 Highway 6 South - Missouri City, TX 77459

Available  
2,115 SF

**ARKA**  
School of Jiu-Jitsu

**Double  
Dave's  
Pizzaworks**

Drive Way



State Highway 6 South

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