

RETAIL

For Lease



DANIEL MYERS

281-339-9888

APEXREALTORS.COM

@apexrealtors **dmyers@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

UNIT SIZE

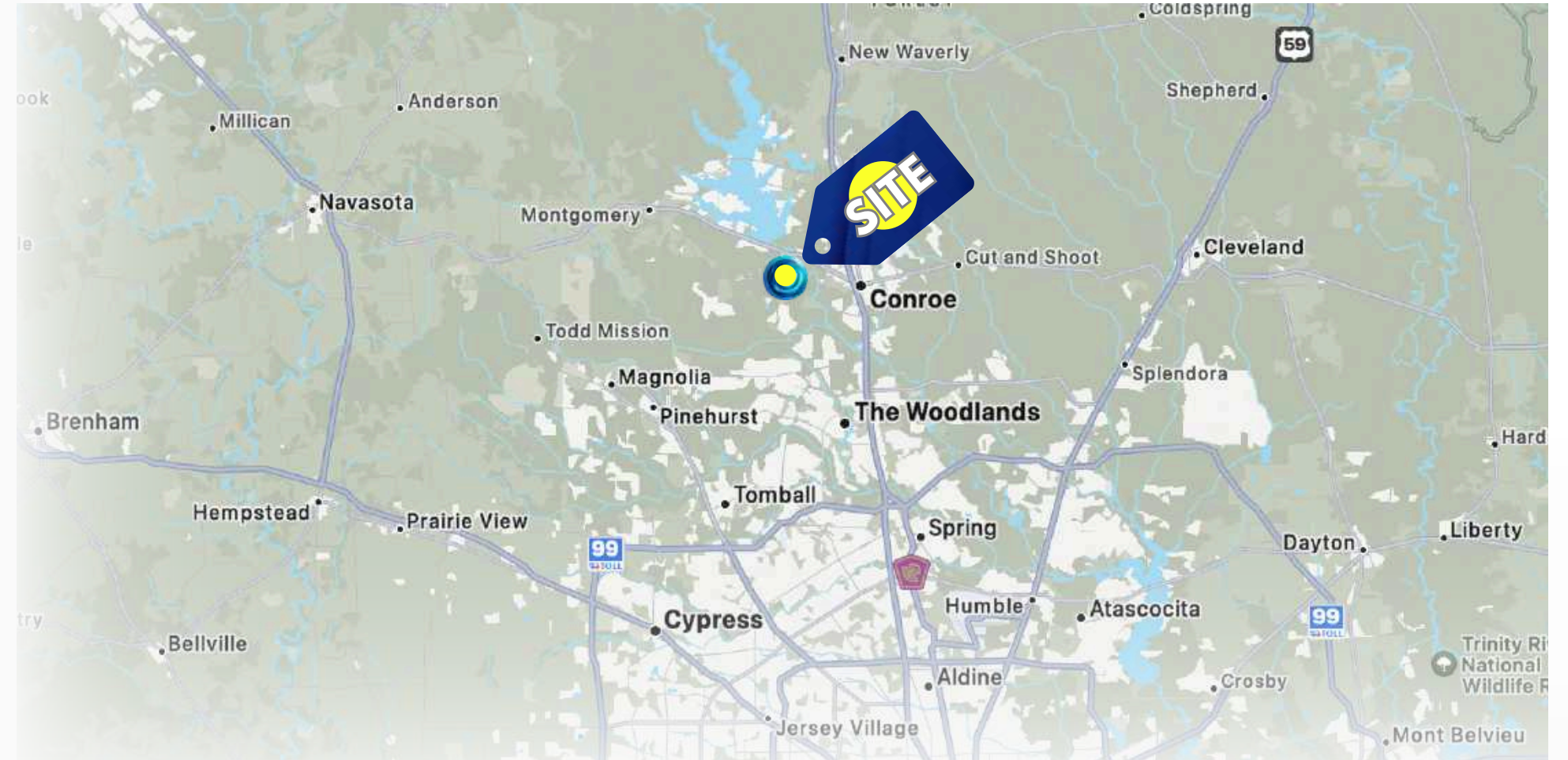
1,159-5,937 Sq. Ft.

PRICE

Call broker for pricing

HIGHLIGHTS

- Class A retail center in Conroe at I45 & N FM 3083.
- 1,159-5,937 SF contiguous space available.
- 2nd generation retail spaces available built to high specification.
- Neighbors include Olive Garden, Benihana and JC Penney.
- Ample parking and monument signage available.



TRAFFIC COUNTS

Leage Line Rd. 83,520 VPD

I-45. 80,102 VPD

DEMOGRAPHICS

	1 mile	3 mile
Population	3,870	47,262
Median HH Income	\$84,627	\$65,122
Population Growth '23-'28	↑11.55%	↑10.27%

SITE MAP







