

Retail

For Lease



Farid Chatur
Principal Broker
(832) 685-2739

Farid@apexrealtors.com
www.apexrealtors.com

[Contact us for more information](#)

**NE Corner of Highway 6 & Crown
Garden Trail, Sugar Land, 77498**

9900 SF – Space is Divisible



PROPERTY HIGHLIGHTS

Located on Highway 6 in Sugar Land near the Imperial Subdivision and Constellation Field

Close to Highway 90, West Airport Blvd and West Belfort Rd.

Perfect for any retail, service business, restaurants, medical use, daycares or learning centers.

50 parking spaces - Approx. 5 per 1000sqft Parking Ratio

Asking rent - \$30 psf/yr Triple net Lease

Hard corner Retail Center

High Traffic Counts

Great Visibility

DEMOGRAPHICS

3 MILE

1 MILE

91,482

9,617

Population

28,896

3,182

Households

38.80

39.80

Median Age

\$83,487

\$86,382

Median HH Income

40,717

1,325

Daytime Employees

↑ 9.19%

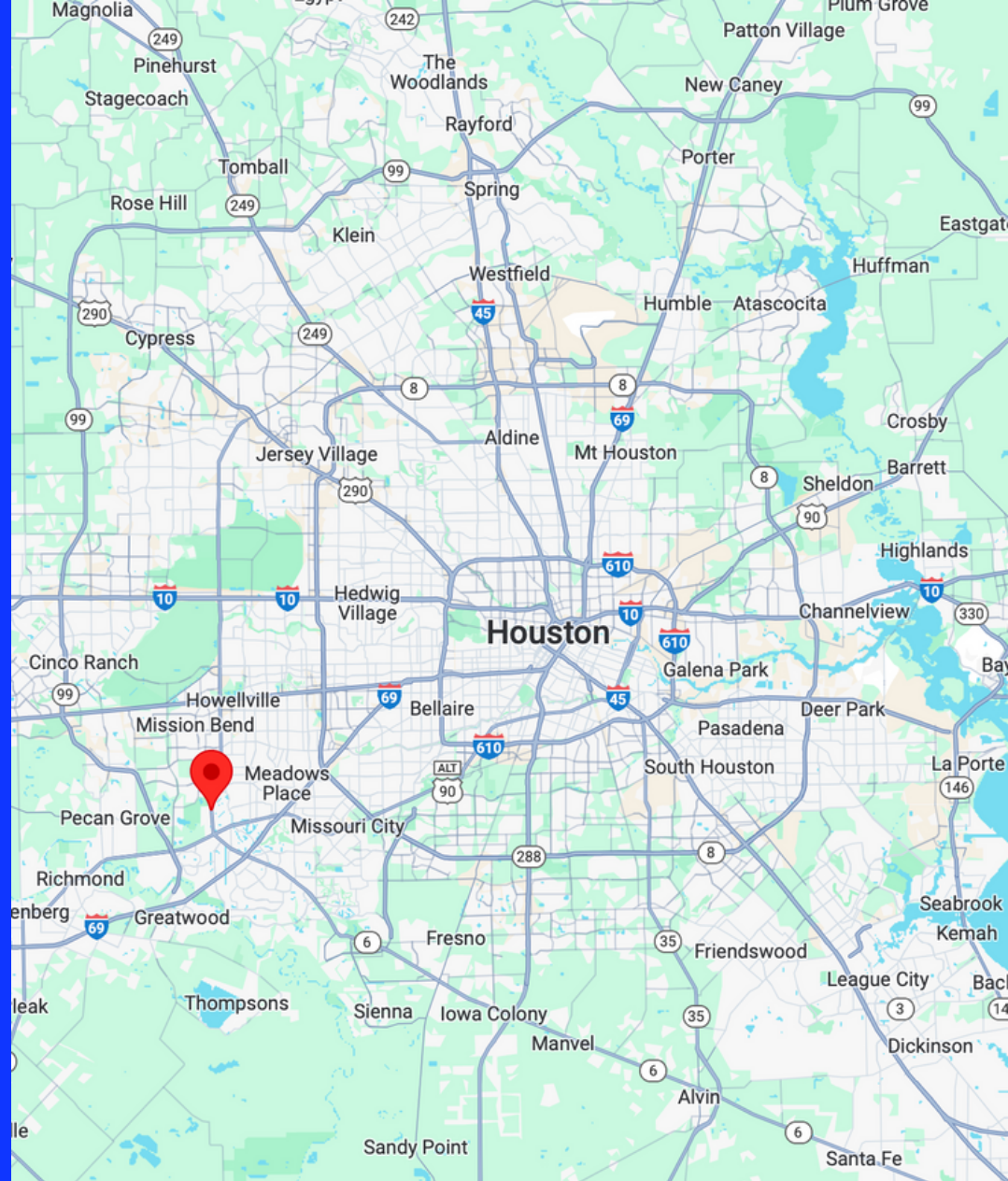
↑ 10.50%

Population Growth ' 23-"28

↑ 9.58%

↑ 11.16%

Household Growth ' 23-"28

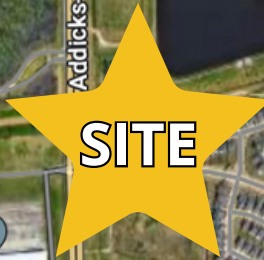




TRAFFIC

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
State Hwy 6	Hull Ln N	15,062	2022	0.23 mi
Addicks-Howell Rd	PkPointe Dr N	36,150	2022	0.52 mi
Addicks-Howell Rd	PkPointe Dr S	48,895	2022	0.69 mi
TX 45;RM 620	PkPointe Dr S	46,271	2020	0.72 mi
Voss Rd	State Hwy 6 E	18,198	2018	0.75 mi
Voss Rd	Hwy 6 E	13,861	2022	0.75 mi
Misty View Blvd	Lake Estates Ct E	490	2022	0.83 mi
Voss Road	Sonora Caverns Dr ...	13,765	2022	0.83 mi
Voss Rd	Sonora Caverns Dr ...	11,232	2022	0.85 mi
Burney Rd	Jess Pirtle Blvd SE	6,498	2022	0.85 mi



PROPERTY OVERVIEW



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