



GLA: 163,648 SF

PARKING SPACES: 744

PARKING RATIO: 4.5 per 1,000 SF

MSA: Houston-The Woodlands-Sugar Land (TX)

WEB LINK: kimcorealty.com/117490DEMOGRAPHICS

2022 ESTIMATES

POPULATION

HOUSEHOLDS

AVG. HH INCOME

MED. HH INCOME

PER CAPITA INCOME

1 MILE

17,438

5,749

\$98,765

\$82,186

\$34,105

3 MILE

132,770

51,127

\$93,991

\$76,870

\$30,644

5 MILE

303,373

106,574

\$101,613

\$81,200

\$33,169

10 MILE

1,031,872

348,508

\$106,928

\$80,181

\$36,799

LEASING REPRESENTATIVE**CHRISTI VINZANT**(713) 866-6914 | cvinzant@kimcorealty.com



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Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

TENANT	SQFT
R1 Kimco Retail	510
1 Seven Brew Coffee	2,797
2 Available (Former Dental)	1,050
3 Omega Insurance Agency	1,400
4 The Joint Chiropractic	3,858
5 Massage Envy	4,500
6 Panera Bread	29,582
7 Sprouts Farmers Market	23,608
8 Total Wine & More	10,340
9 Five Below	6,625
10 Trudy's_Hallmark	1,600
11 H&R Block	1,600
12 Sport Clips	2,000
13 Banh Mi and Tea	1,200
14 Available (Former Nail Salon)	1,200
15 OGI	1,200
16 Amazing Lash Studio	2,400
17 Leslie's Swimming Pool	4,000
18 Centrum Health	3,700
19 Ross Dress for Less	26,000
20 Dollar Tree	11,047
21 Pearle Vision	4,601
22 Gavi Excellence	1,200
23 Music & Arts Center	2,400
24 Central Spy Shop	1,200
25 Rumors Nails & Spa	3,600
27 Available	1,200
28 Clinic IV Drip & Botox	1,200
29 Sugaring NYC	1,600
30 F45 Fitness	2,800
32 French Quarter	4,830