

117490

# COPPERFIELD VILLAGE

SPENCER RD. &amp; HWY. 6, HOUSTON, TX

MANAGED BY AN AFFILIATE OF


**KIMCO**  
REALTY


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/117490](http://kimcorealty.com/117490)

## DEMOGRAPHICS

						
2022 ESTIMATES	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	AVG. HH INCOME	MED. HH INCOME	PER CAPITA INCOME
1 MILE	16,663	17,438	5,749	\$98,765	\$82,186	\$34,105
3 MILE	156,952	132,770	51,127	\$93,991	\$76,870	\$30,644
5 MILE	326,680	303,373	106,574	\$101,613	\$81,200	\$33,169
10 MILE	1,014,160	1,031,872	348,508	\$106,928	\$80,181	\$36,799

## LEASING REPRESENTATIVE

CHRISTI VINZANT

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**TENANT****SQFT**

RI	Kimco Retail	
1	Seven Brew Coffee	510
2	Available (Former Dental)	2,797
3	Omega Insurance Agency	1,050
4	The Joint Chiropractic	1,400
5	Massage Envy	3,858
6	Panera Bread	4,500
7	Sprouts Farmers Market	29,582
8	Total Wine & More	23,608
9	Five Below	10,340
10	Trudy's Hallmark	6,625
11	H&R Block	1,600
12	Sport Clips	1,600
13	Banh Mi and Tea	2,000
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



Availability



Curbside Pick-Up Zone

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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.