

FOR LEASE

1395 NORTHPARK DRIVE

Kingwood, TX 77339 | Harris County
Suite A | 1,610 SF | First Generation Shell



FULL BUILDING VIEW | SUITE A AVAILABLE

LEASE RATE	NNN	AVAILABLE	SUITE	BUILDING
Call for price	Call for price	1,610 SF	A (End Cap)	First Gen Shell

PROPERTY DETAILS

Address:	1395 Northpark Dr, Kingwood, TX 77339
Property Type:	Retail Strip Center - End Cap
Suite Available:	Suite A - 1,610 SF
Building Type:	First Generation Shell
Construction:	Brick/Stucco, Metal Roof
Ceiling Height:	Open Truss / High Ceilings
Parking:	30+ Spaces
Lease Rate:	Call for pricing
NNN:	Call for pricing
Lease Type:	NNN (Triple Net)
Suite Dimensions:	23' x 70'
Pylon Sign:	Available

LOCATION & DEMOGRAPHICS

TRAFFIC COUNTS

- Northpark Dr at site: 39,150 VPD
- Hwy 59 N at Northpark Dr: 104,500 VPD
- Hwy 59 S at Northpark Dr: 80,760 VPD

DEMOGRAPHICS (5-MILE RADIUS)

- Population: 113,097 residents
- Avg. Household Income: \$109,886
- Median Age: 38.1 years
- Number of Households: 41,200

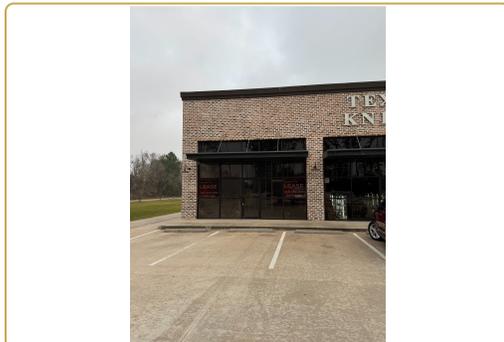
NEARBY COMMUNITIES

- Kings Mill - 900 homes at completion
- Woodland Hills Village - 1,604 homes
- Hunters Ridge Village - 1,029 homes
- Woodridge Forest - 700 homes

ACCESS & PROXIMITY

- 10 min to Kingwood Shopping Center
- 15 min to Bush Intercontinental Airport
- 15 min to Kingwood Town Center
- Across from Kings Mill master community

SUITE A - END CAP EXTERIOR



LEASING INQUIRIES

Shawn Degani

Phone: 832-228-3991 or 214-422-2648

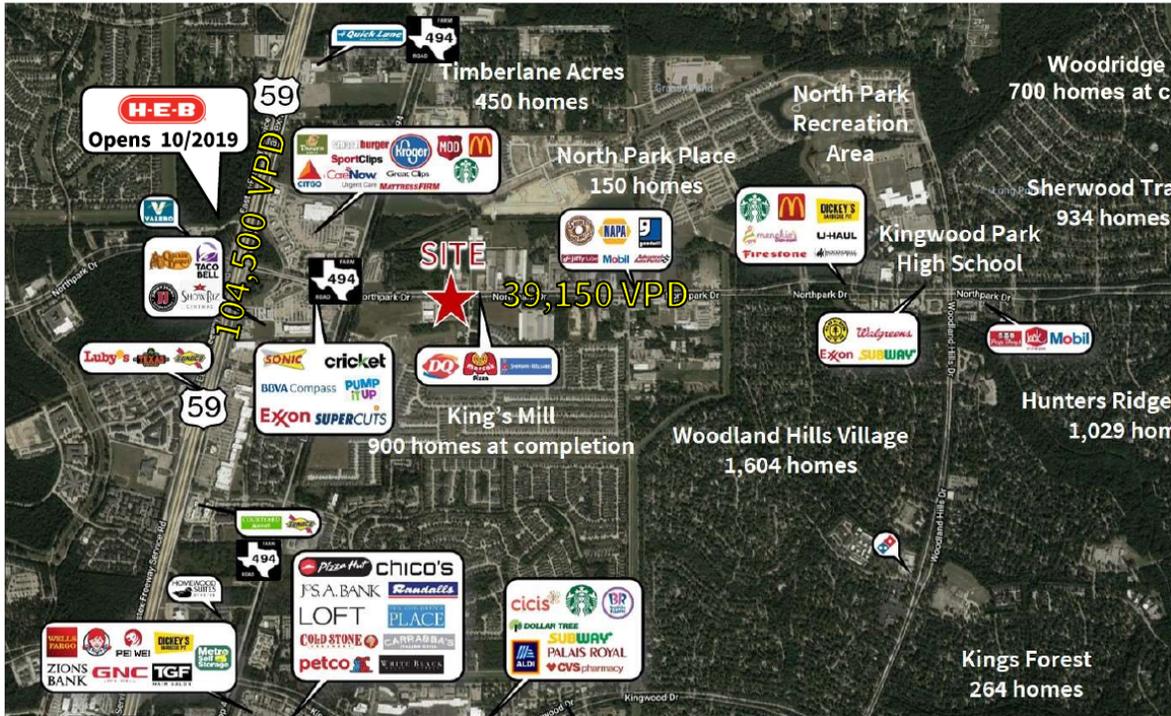
First Generation Retail Space

SPACE FOR LEASE

IDEAL USES: Restaurant | Medical | Retail | Office | Fitness
Salon / Spa | Professional Services

1395 Northpark Drive |

retail space



Neighboring Kingwood and Kings Mill!

Demographics	1-Mile	3-Mile	5-Mile
Est. Population	9,420	58,305	113,097
Avg. HH Income	\$77,736	\$101,397	\$109,886
# of Households	3,883	22,535	41,200
Median Age	36.5	38.8	38.1

Traffic Counts	VPD
Northpark Drive at site	39,150
Hwy 59 N at Northpark Dr	104,500
Hwy 59 S at Northpark Dr	80,760

DRIVE TIMES

Kingwood Shopping Center	10 min
Bush Intercontinental Airport	15 min
Kingwood Town Center	15 min
Texas Medical Center	30 min
Downtown Houston	30 min

PROPERTY HIGHLIGHTS

- Location**
1395 Northpark Dr, Kingwood TX;
across from Kings Mill community
- Building**
First generation shell building
- Parking**
Over 30 parking spaces
- Position**
End cap unit with high visibility
- Pricing**
Call for pricing
- Co-Tenants**
Kolache Factory, Texan Knives,
Rare Tea, Massage Wellness

FLOOR PLAN

Suite A: 1,610 SF (Vacant) | 23' x 70' | End Cap | First Gen Shell

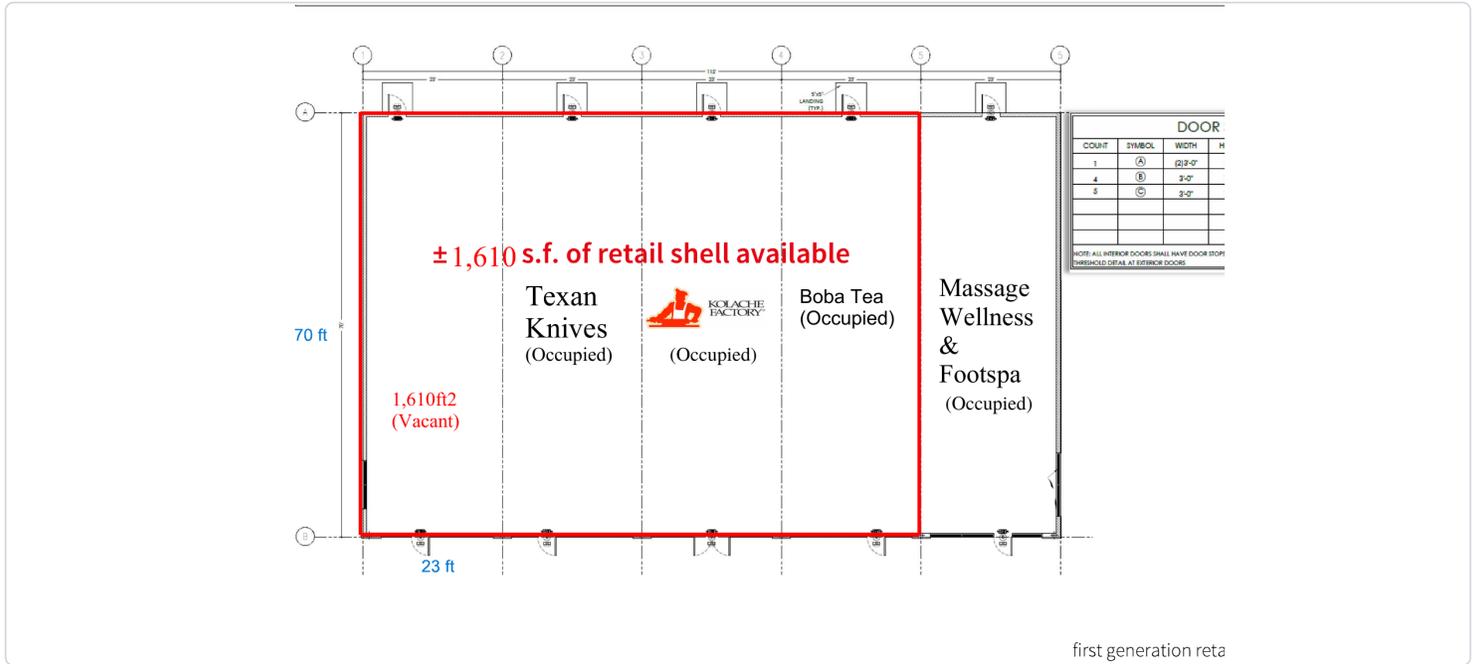


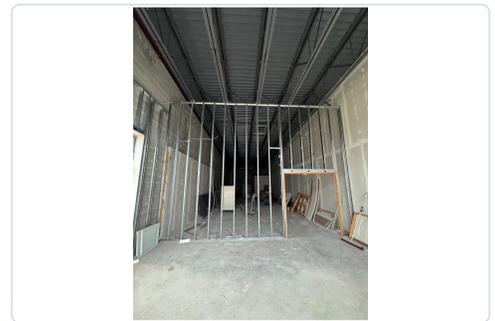
PHOTO GALLERY



End Cap Detail



Interior - Open Shell



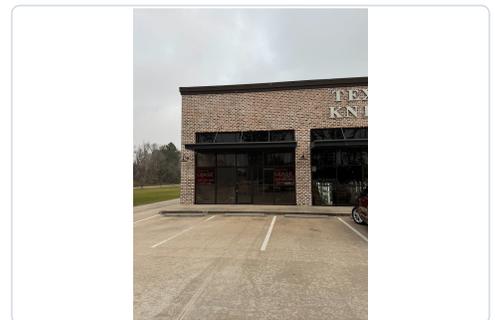
Interior - Metal Studs



Rear Exterior



Rear / Utilities



Suite A Front