

1505

DR. RALPH HERMANN
URGENT CARE

FOR LEASE

1505 WINDING WAY, FRIENDSWOOD, TX 77456

+/- 1,941 SF

GRAYCE
PROPERTY CONSULTANTS

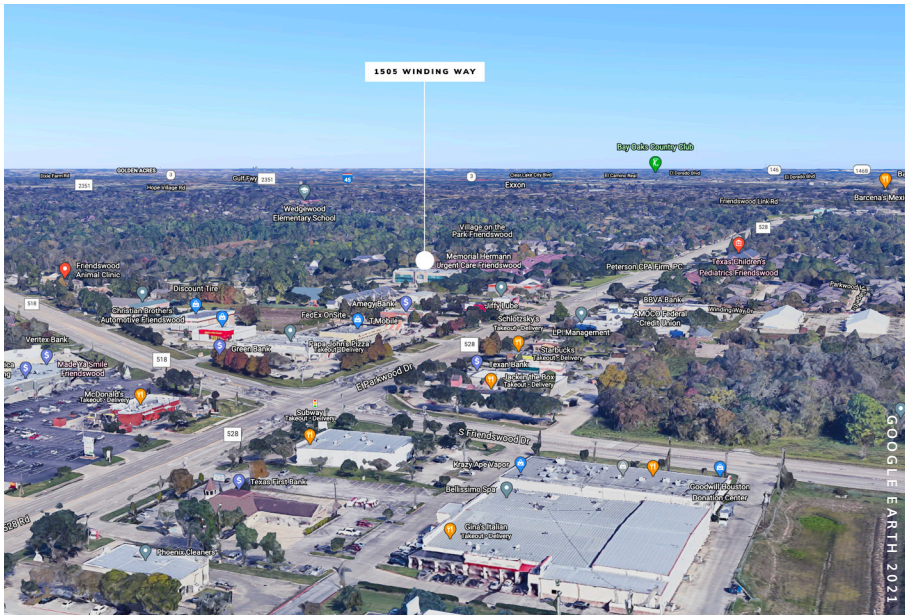
Sarah Dominguez
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Nadia Baem
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915-316-2345
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Judith Cosme
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SITE PLAN



SITE SPECIFICATIONS

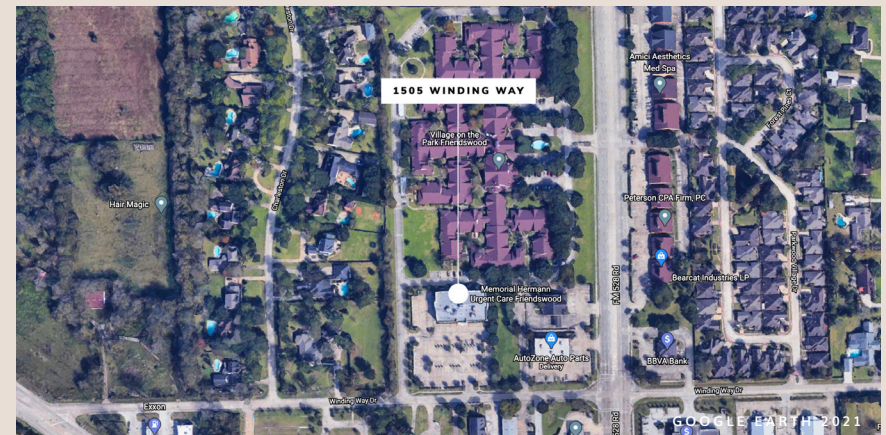
# of stories	2
Rates	\$28.00/SF - NNN
Annual Increase	3%
Type of Business	Medical Office Building
Zoning	Commercial
Building Class	A
Building Size	27,000 SF

AVAILABLE SPACE FOR LEASE

+/- 1,941 SF

PROPERTY INFORMATION

- Generous tenant improvement offered
- First floor front access to the space and visibility
- Leased to a variety of synergistic tenants
- Contemporary office styling with ancillary amenities in the area





DEMOGRAPHICS

1,3, 5 Mile Radius, 2020 & 2025



Population

1 mile	7,725	8,100
3 miles	68,424	71,942
5 miles	153,989	163,705



Households

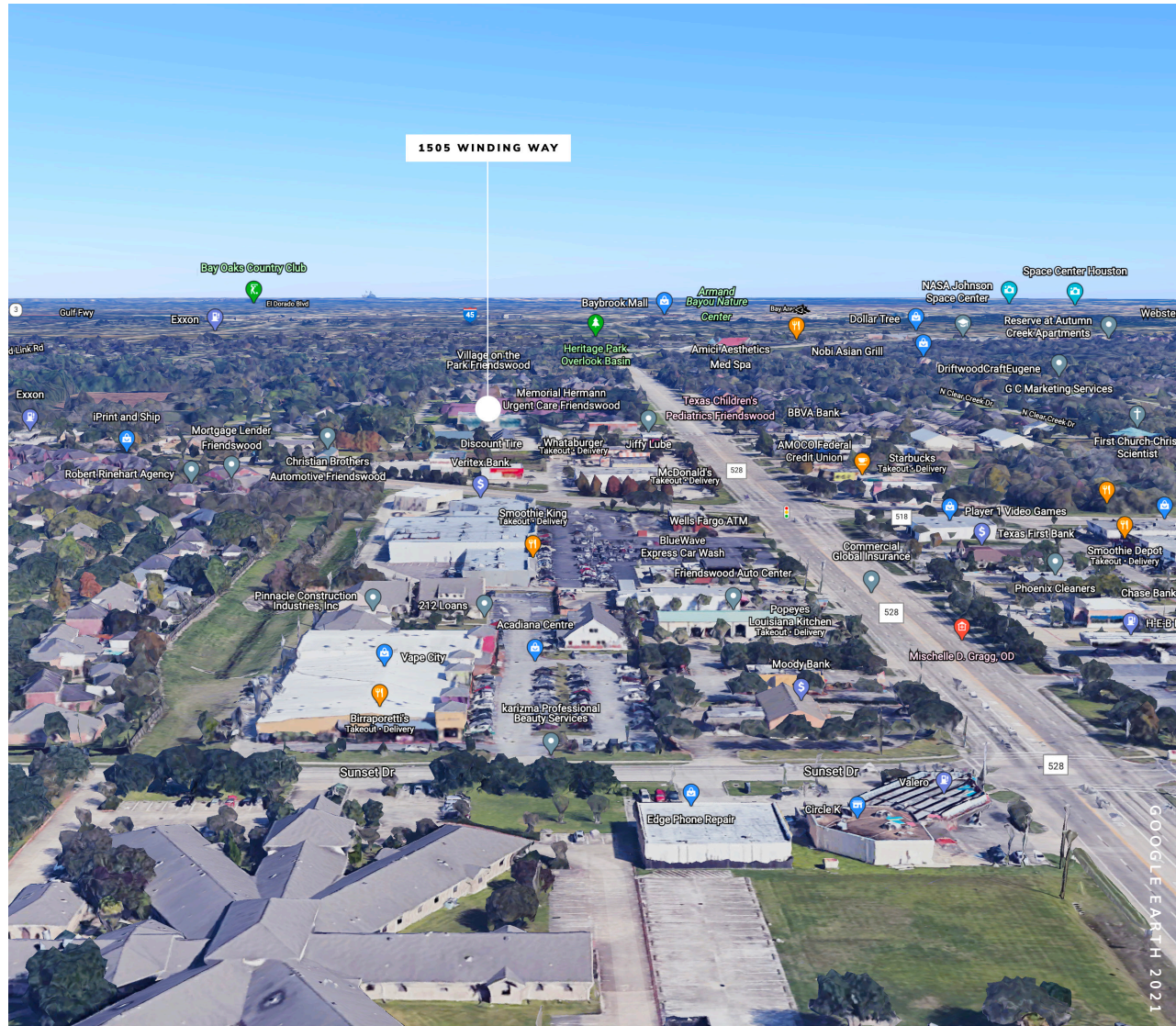
1 mile	2,885	3,014
3 miles	23,852	24,955
5 miles	54,507	57,619



Median HH Income

1 mile	\$110,018	\$115,731
3 miles	\$100,386	\$104,990
5 miles	\$88,711	\$94,275

AERIAL MAP



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