

# FOR LEASE

## PLAZA AT SIENNA RANCH

6144 SIENNA RANCH ROAD  
HOUSTON, TX 77459



**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088 Direct  
shawnackerman@henrysmiller.com

**SAM WILLIAMS**  
ASSOCIATE  
(713) 386-1075 Direct  
samwilliams@henrysmiller.com

**HENRY S. MILLER BROKERAGE | HOUSTON**  
900 Threadneedle St, Suite 120  
Houston, Texas 77079  
www.henrysmiller.com

# PROPERTY HIGHLIGHTS

**PLAZA AT SIENNA RANCH**  
6144 SIENNA RANCH ROAD  
HOUSTON, TX 77459

## SPACES AVAILABLE FOR LEASE

**SUITE 800**                      1,830 SF                      SHELL (END-CAP)

**SUITE 500**                      3,000 SF                      SHELL

**RENTAL RATES**                      **\$30.00-32.00 PSF/YR**

**NNN**                                      **\$9.50 PSF/YR**

## HIGHLIGHTS

- Located at one of the main entrances to Sienna Plantation
- The center is located right off State Highway 6, a rapidly developing retail thorough fare
- Population Density: 190,048 (w/in a 5-mile radius)
- Average HH Income: \$153,210 (w/in a 3-mile radius)
- Average home price: \$410,034

 13,035 VPD      TRAFFIC COUNT ON  
SIENNA RANCH RD

 40,233 VPD      TRAFFIC COUNT ON  
HWY 6



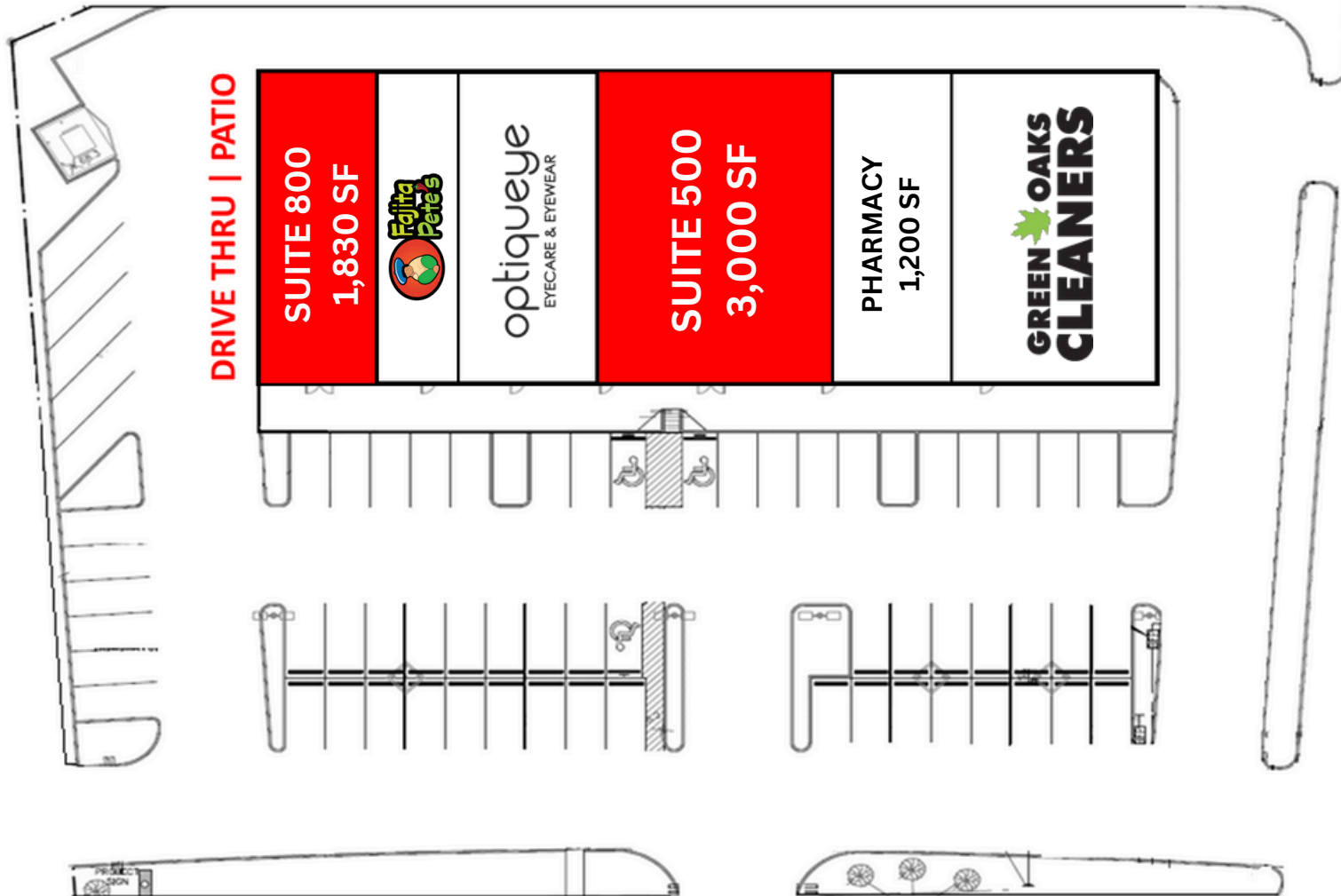
**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088 Direct  
shawnackerman@henrysmiller.com

**SAM WILLIAMS**  
ASSOCIATE  
(713) 386-1075 Direct  
samwilliams@henrysmiller.com



# SITE PLAN

**PLAZA AT SIENNA RANCH**  
6144 SIENNA RANCH ROAD  
HOUSTON, TX 77459

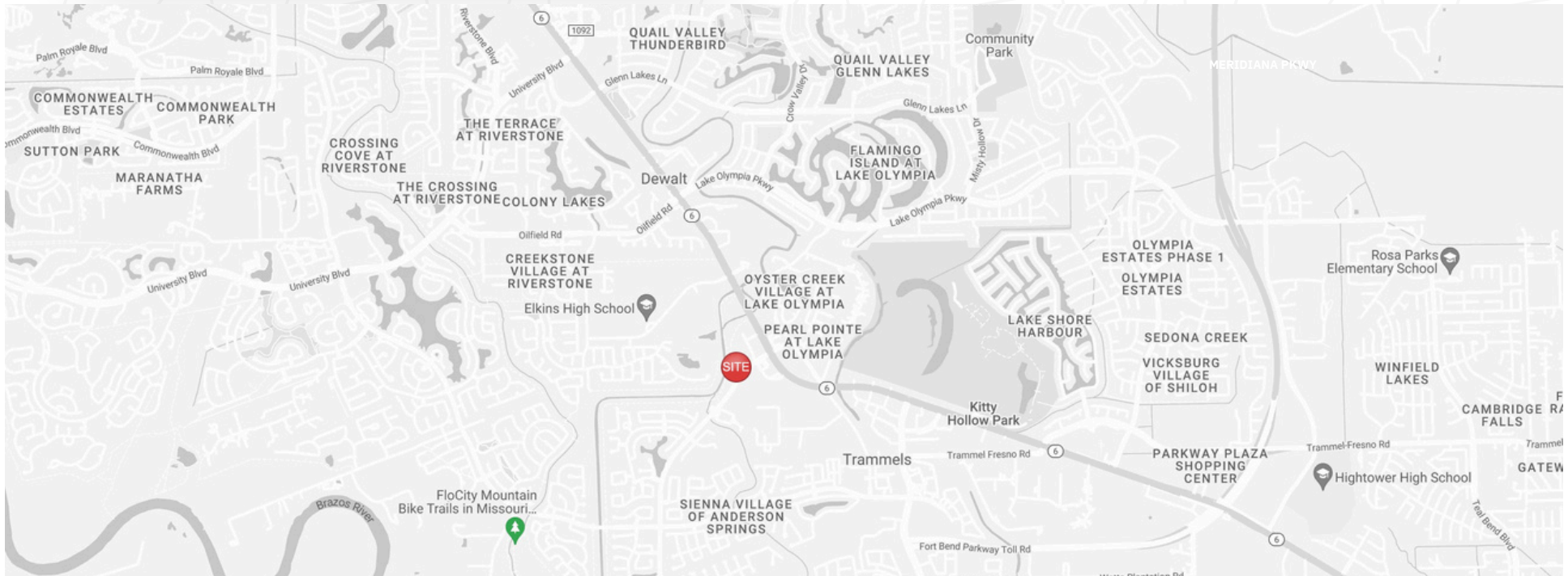


**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088 Direct  
shawnackerman@henrysmiller.com

**SAM WILLIAMS**  
ASSOCIATE  
(713) 386-1075 Direct  
samwilliams@henrysmiller.com

# AREA DEMOGRAPHICS

**PLAZA AT SIENNA RANCH**  
 6144 SIENNA RANCH ROAD  
 HOUSTON, TX 77459



**2022  
ESTIMATED  
POPULATION**

1 MILE	10,027
3 MILES	72,978
5 MILES	190,048



**2022  
ESTIMATED  
HOUSEHOLDS**

1 MILE	3,064
3 MILES	24,163
5 MILES	62,364



**2022  
ESTIMATED AVERAGE  
HOUSEHOLD INCOME**

1 MILE	\$169,797
3 MILES	\$153,210
5 MILES	\$145,454



**2022  
ESTIMATED  
TOTAL BUSINESSES**

1 MILE	337
3 MILES	3,523
5 MILES	8,053



**2022  
ESTIMATED  
TOTAL EMPLOYEES**

1 MILE	1,883
3 MILES	16,225
5 MILES	40,648



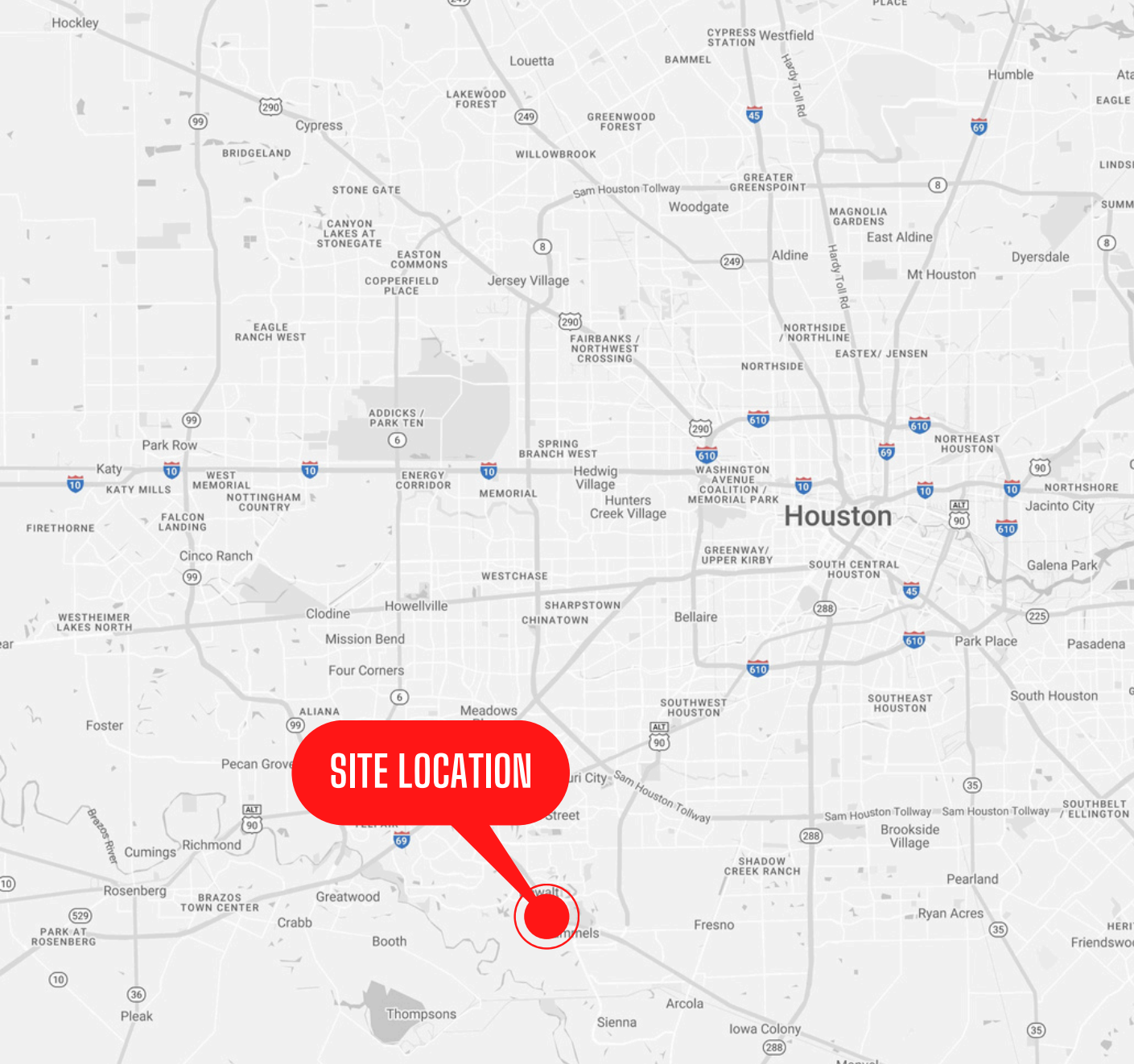
**SHAWN ACKERMAN**  
 PRESIDENT  
 (713) 386-1088 Direct  
 shawnackerman@henrysmiller.com

**SAM WILLIAMS**  
 ASSOCIATE  
 (713) 386-1075 Direct  
 samwilliams@henrysmiller.com



**SHAWN ACKERMAN**  
 PRESIDENT  
 (713) 386-1088 Direct  
 shawnackerman@henrysmiller.com

**SAM WILLIAMS**  
 ASSOCIATE  
 (713) 386-1075 Direct  
 samwilliams@henrysmiller.com



## CONTACT OUR TEAM

**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088 Direct  
[shawnackerman@henrysmiller.com](mailto:shawnackerman@henrysmiller.com)

**SAM WILLIAMS**  
ASSOCIATE  
(713) 386-1075 Direct  
[samwilliams@henrysmiller.com](mailto:samwilliams@henrysmiller.com)

HENRY S. MILLER BROKERAGE | HOUSTON  
900 Threadneedle St, Suite 120  
Houston, Texas 77079  
[www.henrysmiller.com](http://www.henrysmiller.com)

**NOTICE & DISCLAIMER:** The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.