

# 9391 GROGANS MILL RD

9391 Grogans Mill Rd  
The Woodlands, TX 77380

**Flex/Industrial For Lease**

**5,555 SF**



Leasing Information:  
281.875.7800

**Robert Willard**  
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rwillard@lpc.com

**Kevin Wyatt**  
281.875.7815  
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## Lincoln

Lincoln Property Company  
5333 Westheimer Road  
Houston, TX 77056

[www.lpc.com](http://www.lpc.com)



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Industrial For Lease

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### Property Overview

9391 Grogan's Mill Road is an attractively designed, two-building, multi-tenant office and service center complex featuring greenhouse type skylights over front office areas at Building A. I-45 is approximately one mile to the east with convenient overpass access via either Woodlands Parkway or Lake Woodlands Drive.

### Property Highlights

- Prime location in The Woodlands
- Ramp Loading
- Park-like Setting
- Surface Parking

Availabilities	SF	Lease Rate
Suite A2	5,555 SF	Contact Broker

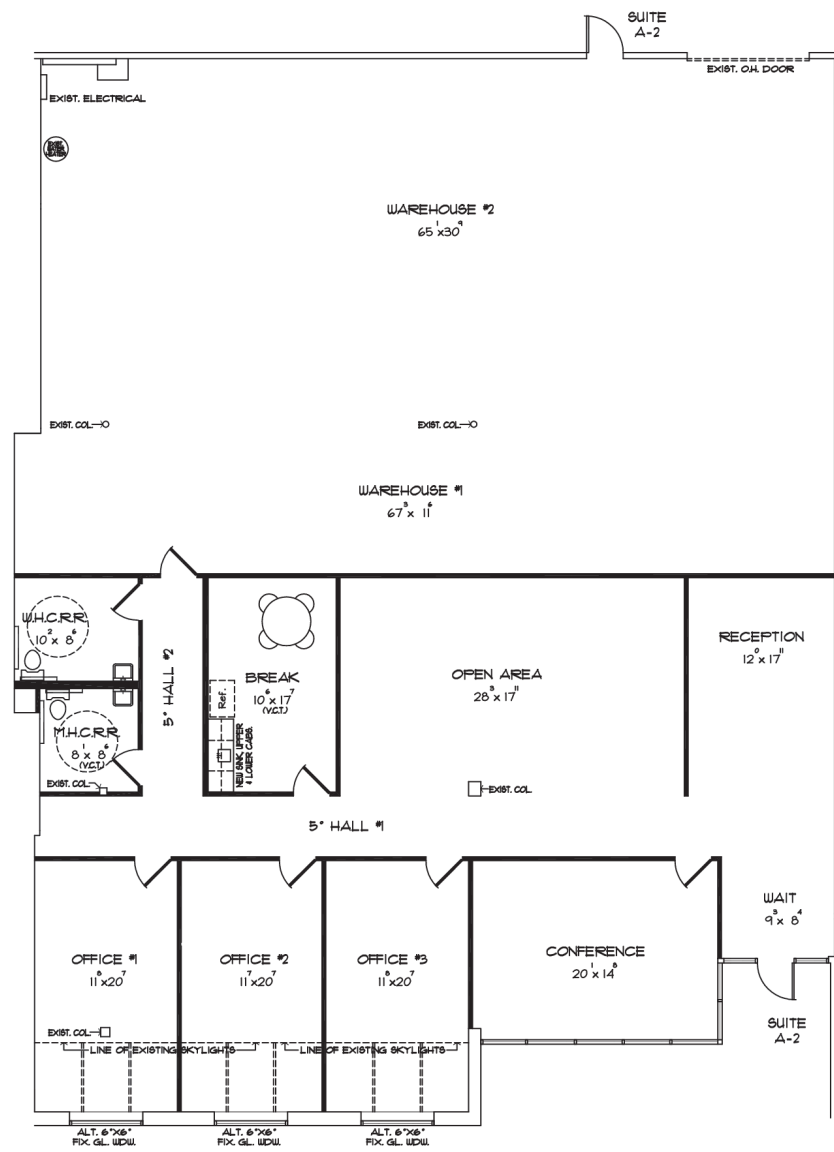
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Suite A2

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Suite	Size	Lease Rate
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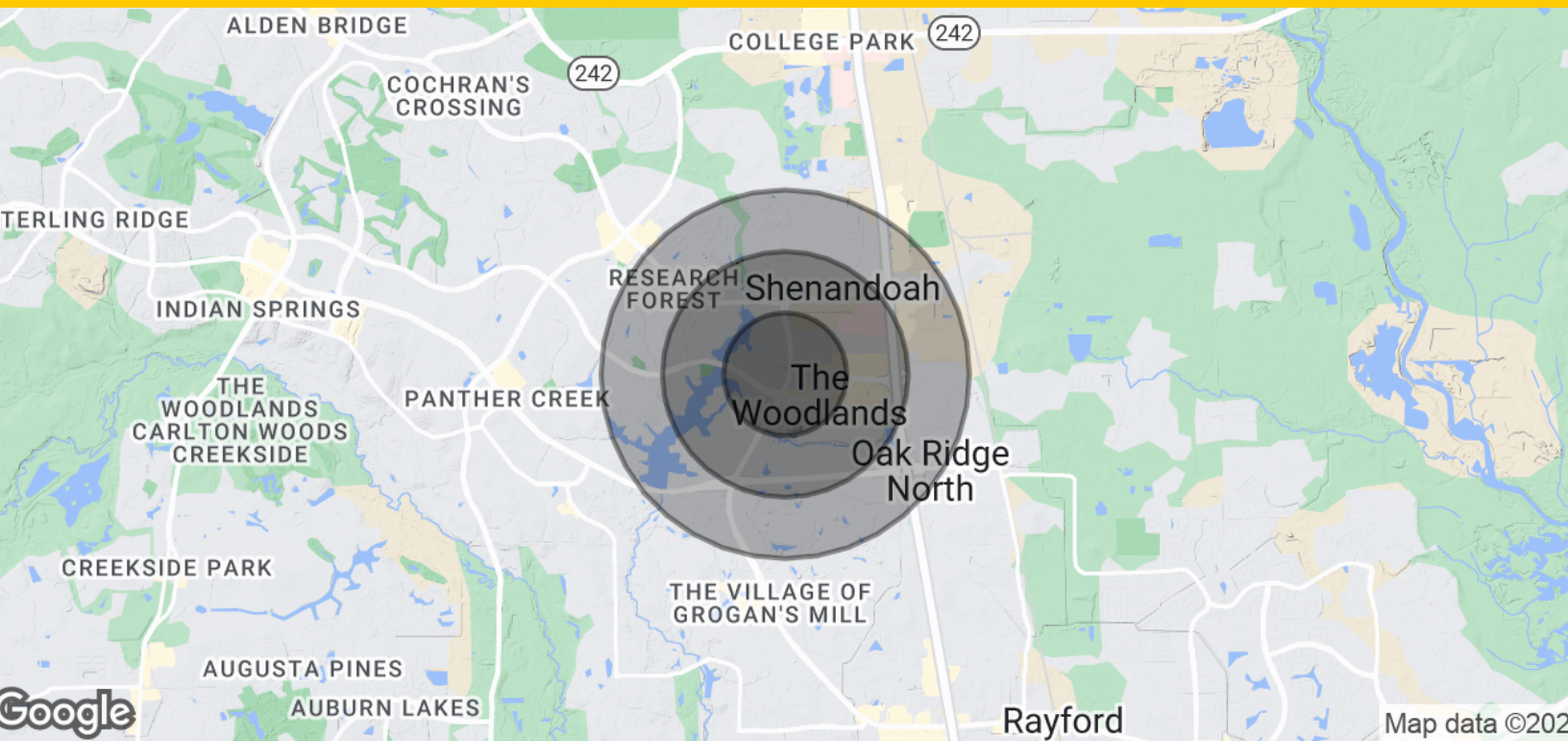
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Demographics Map & Report

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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,307	6,033	14,636
Average Age	43.9	45.1	45.9
Average Age (Male)	46.6	46.8	46.4
Average Age (Female)	39.1	42.8	45.7
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	881	3,335	6,983
# of Persons per HH	1.5	1.8	2.1
Average HH Income	\$202,114	\$198,976	\$178,823
Average House Value	\$804,347	\$675,476	\$522,011

2020 American Community Survey (ACS)

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