



13,092 SF AVAILABLE | FORMER CVS FOR SUBLEASE

**12601 TOMBALL PKWY.**

HOUSTON, TX 77086



**CUSHMAN &  
WAKEFIELD**

13,092 SF AVAILABLE | 12601 TOMBALL PKWY.

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## PROPERTY HIGHLIGHTS

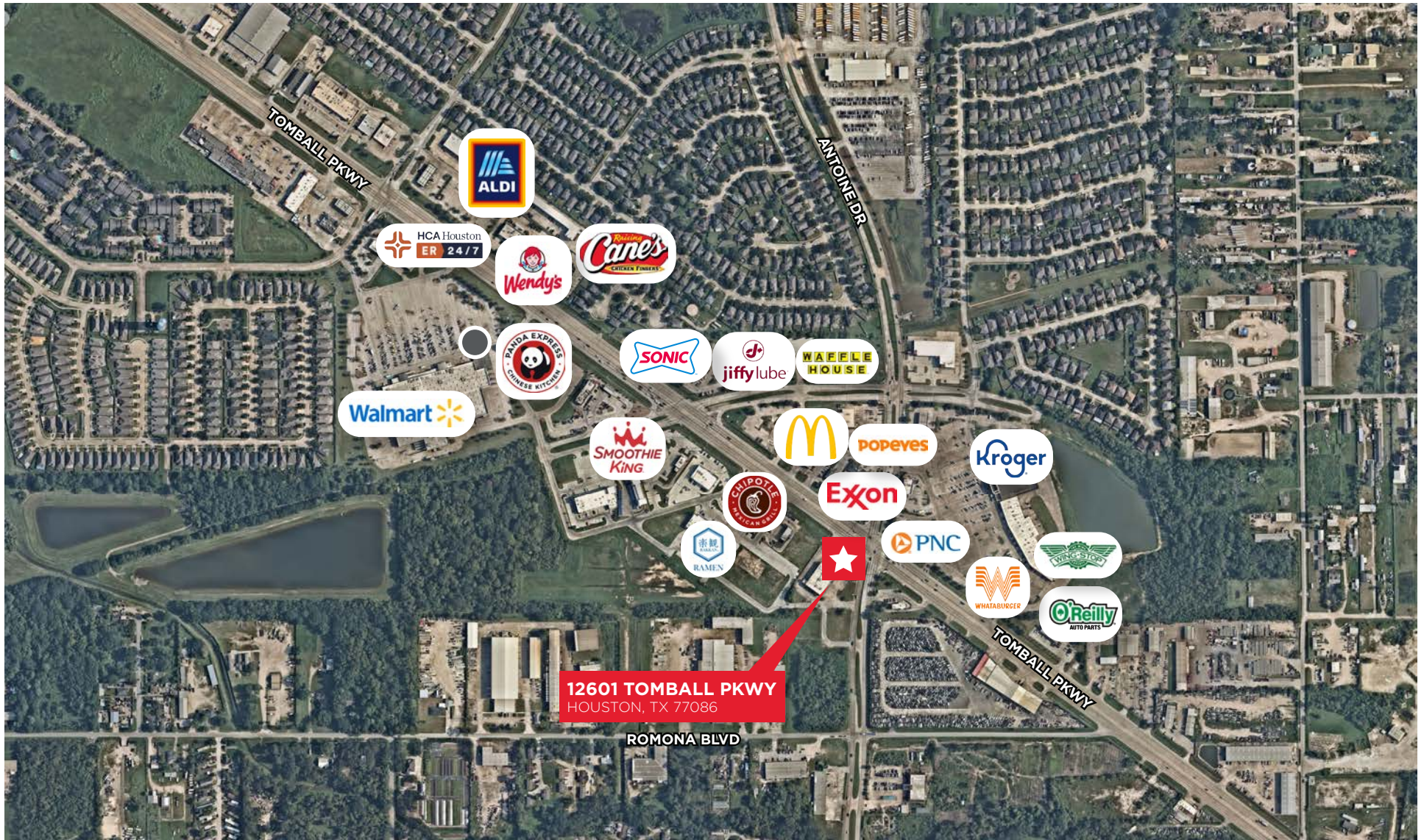
- High traffic area with excellent visibility on Tomball Pkwy
- Easy access to Sam Houston Tollway and I-45
- Significant commercial development, attracting a range of businesses from retail to office spaces.
- Close to several residential neighborhoods offering a range of housing options, from single-family homes to apartment complexes.
- Close to several healthcare providers and hospitals, including Houston Methodist Willowbrook Hospital and North Cypress Medical Center.





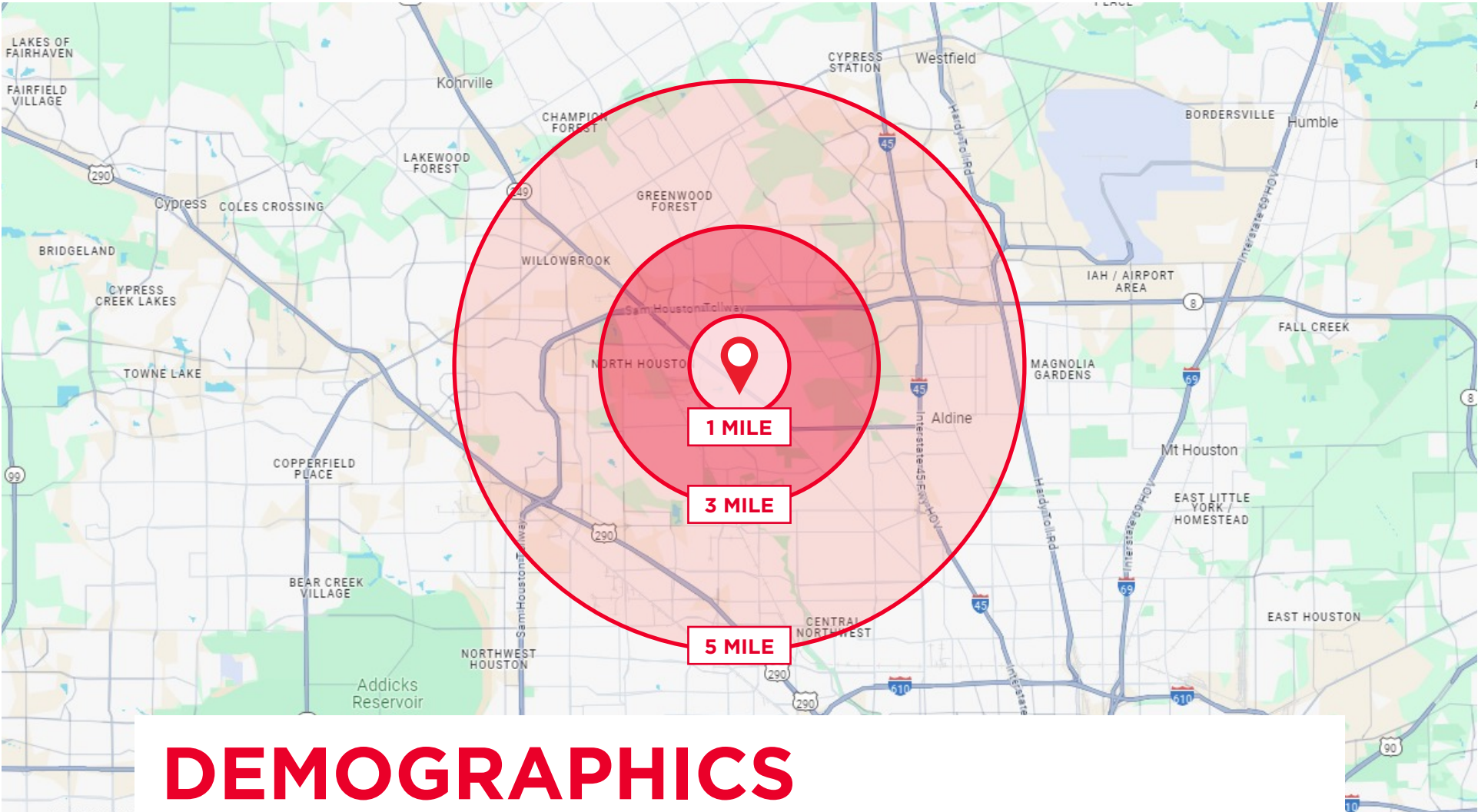
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## AERIAL MAP





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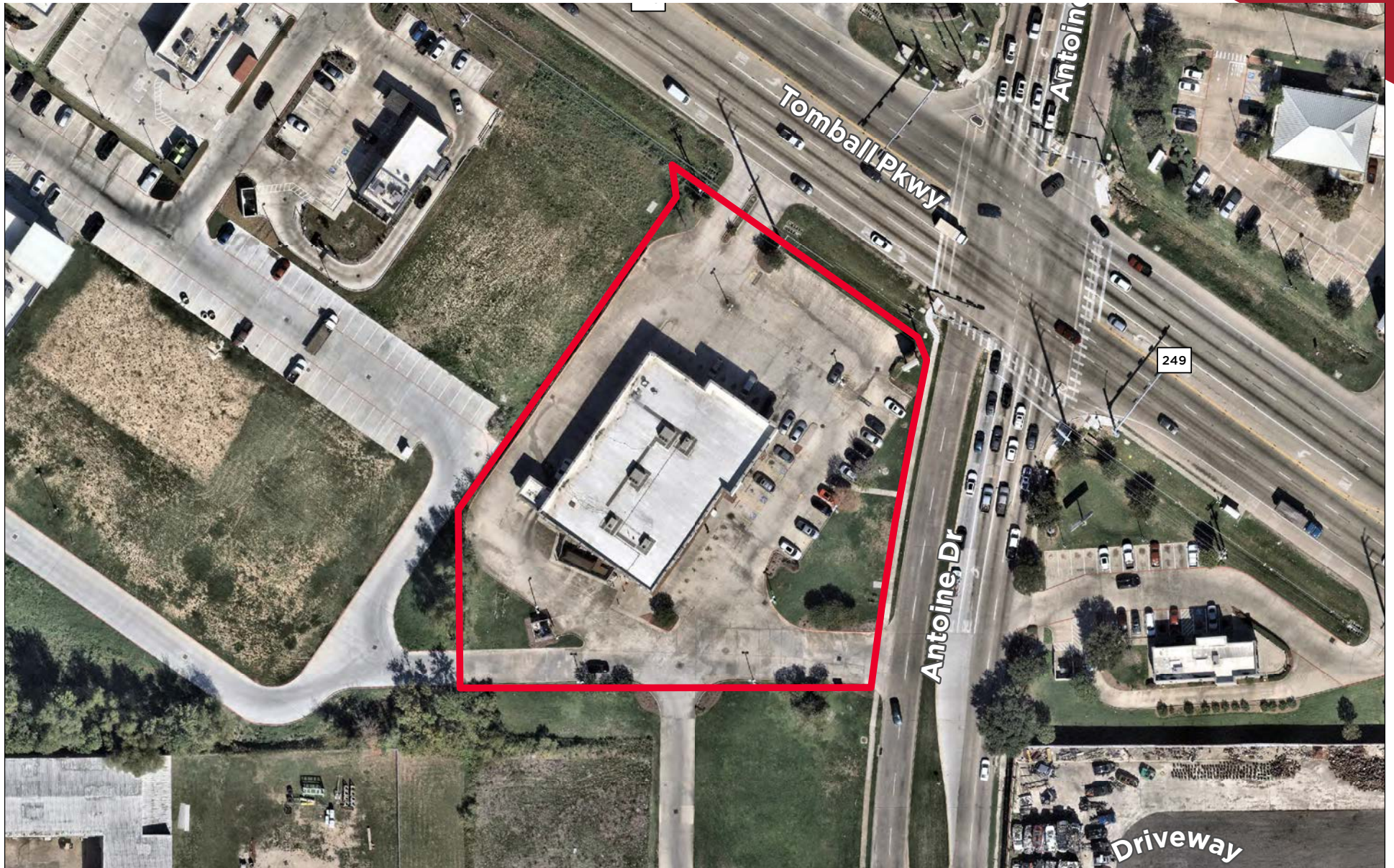
# DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2023 POPULATION	9,723	122,158	309,120
MEDIAN HOME VALUATION	150,098	145,681	153,285
AVERAGE HOUSEHOLD INCOME	61,198	68,609	66,135



# SITE PLAN





## FOR MORE INFORMATION:

**MICHAEL BURGOWER**

*Associate*

+1 713 331 1747

michael.burgower@cushwake.com

**cushmanwakefield.com**

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