

**FOR LEASE**

**5,600 SQ FT  
SHOWROOM  
POTENTIALLY  
AVAILABLE**



19053 I-45, Shenandoah, TX 77385

## **WOODLANDS SHOPS**

### **5,600 SQ FT 2<sup>nd</sup> Gen Showroom**

**JAR** REAL ESTATE

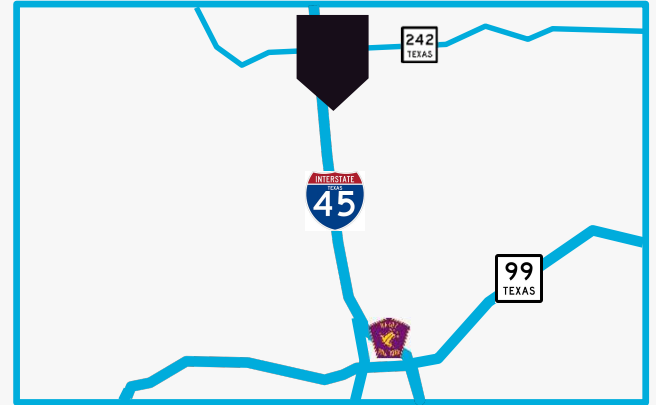
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2409 Commerce St.  
Houston, TX 77003

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## PROPERTY HIGHLIGHTS

- Hard corner of I-45 & Ed English Dr.
- Sam's Club shadow anchor
- Traffic Counts 150,000+ VPD
- I-45 frontage and clear visibility
- Direct access off Research Forest exit
- Ample parking >6 parks per 1,000 sq ft



## AREA DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	49,773	147,269	504,413
Avg HH Income	\$141,011	\$134,530	\$127,917
Households	19,926	57,439	176,324



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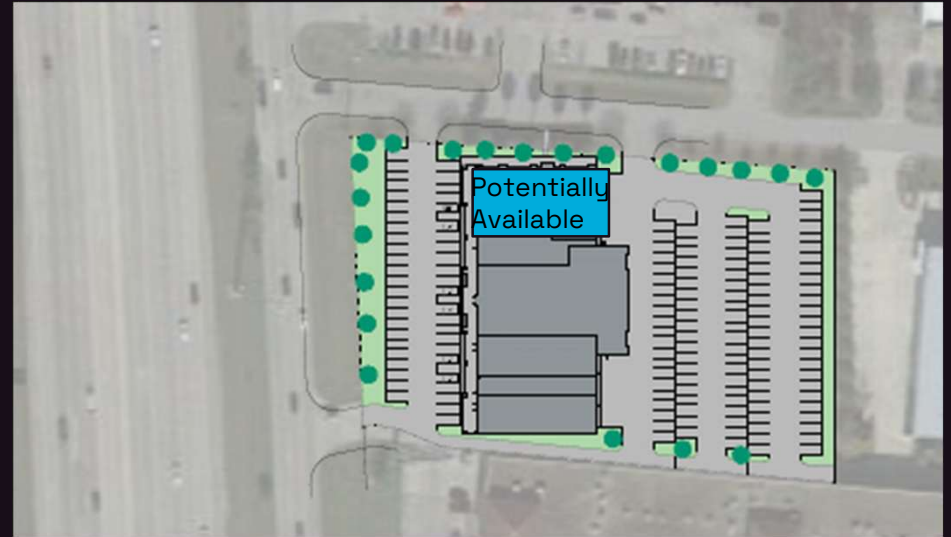
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- 
- RSF: 25,000 sf: 5,600 sf showroom potentially available
  - NNN: Estimated \$9.00 psf
  - Base Rent: Call for pricing
  - Tenants: Paradise Grills, Dyson, PPG, Petland



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FOR LEASE

TX-242

RESEARCH FOREST DR

GOSLING RD

SITE

INTERSTATE 45

WOODLANDS PKWY



Woodforest Bank Stadium



The Woodlands Medical Center



The Woodlands Mall



\*LOCATIONS OF SURROUNDING RETAILERS ARE APPROXIMATE AND SIZE NOT TO SCALE

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#### DISCLAIMER

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by JAR Real Estate, LLC or by any agent, principal or employee of JAR Real Estate, LLC .



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