

Retail

For Lease



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[Contact us for more information](#)

**1,350 SF SECOND GEN.
RETAIL SPACE**

**18721 University Blvd #120,
Sugar Land, TX 77479**



PROPERTY HIGHLIGHTS

High traffic location in the exclusive Riverstone community

Fully built out space by the corner of Riverstone & LJ Parkway

LVT gray wood-look flooring, exposed ceiling with office

Rare opportunity to get a space in this popular center

DEMOGRAPHICS

3 MILE

1 MILE

77,740

10,632

Population

25,213

3,190

Households

41

39.10

Median Age

\$136,674

\$171,120

Median HH Income

16,523

1,001

Daytime Employees

↑ 8.26%

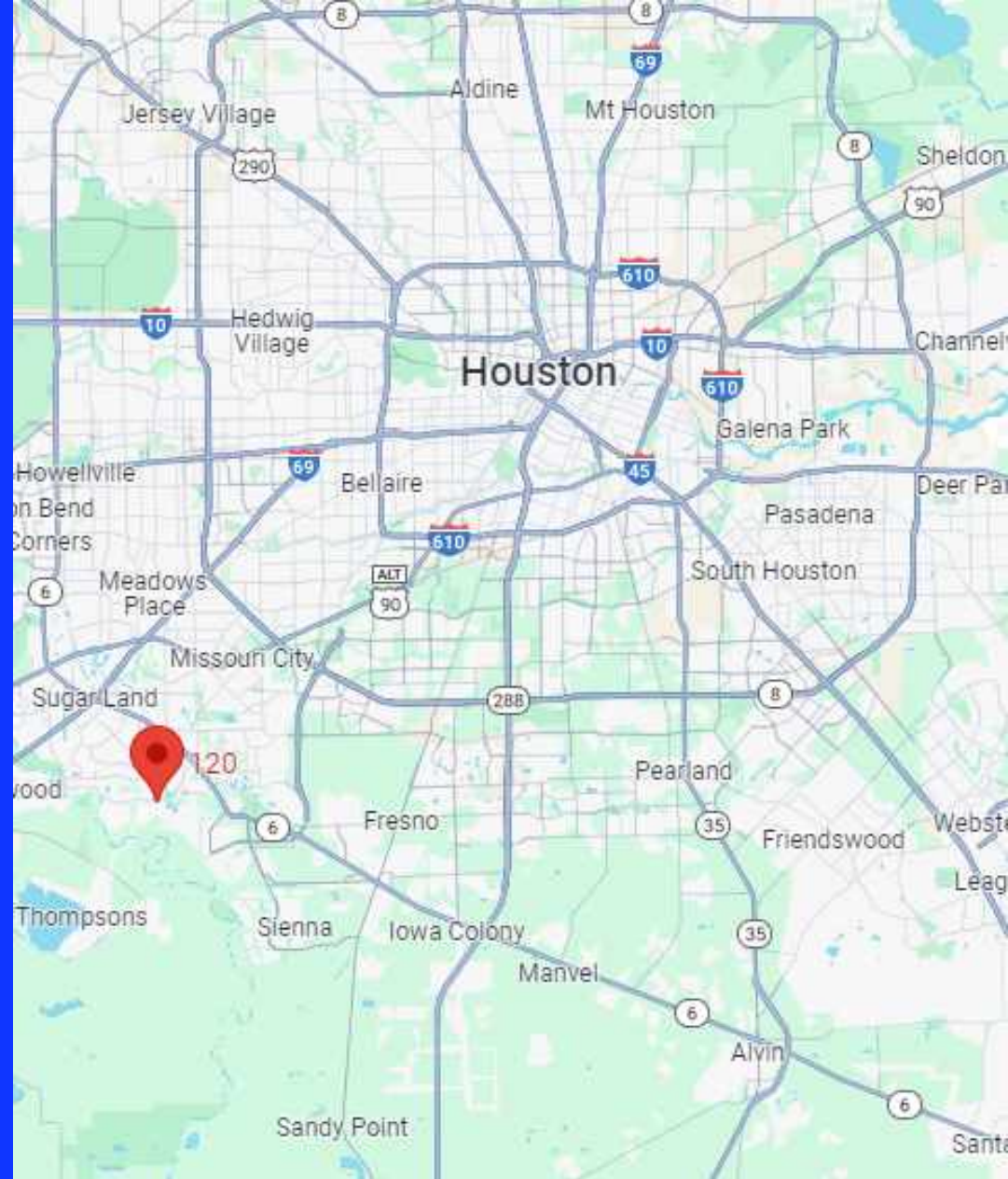
↑ 10.96%

Population Growth '23-'28

↑ 8.22%

↑ 11.03%

Household Growth '23-'28





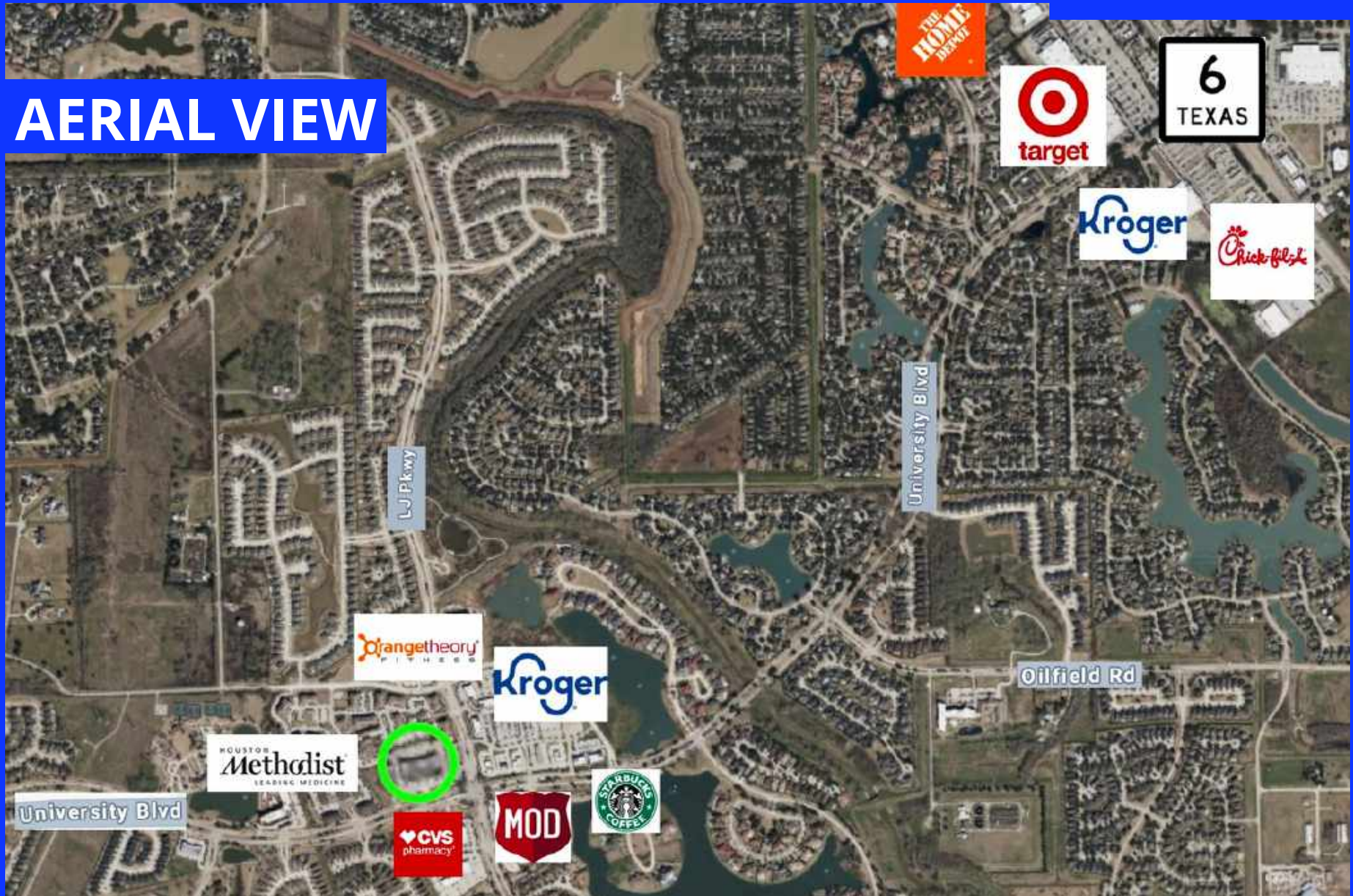
TRAFFIC

Collection Street	Cross Street	Traffic Vol	Last Measure	Distance
University Boulevard	University Blvd W	17,284	2022	0.24 mi
Oilfield Rd	Oil Field Rd E	1,524	2018	0.25 mi
Manor Dr	Oilfield Rd N	549	2022	0.26 mi
Scenic River Dr	-	3,812	2022	0.38 mi
University Boulevard	University Blvd N	21,137	2022	0.59 mi
S University Blvd	University Blvd N	2,321	2022	0.60 mi
Oilfield Rd	Commonwealth Blvd N	3,927	2018	0.84 mi
Commonwealth Blvd	Oilfield Rd NE	6,185	2022	0.88 mi
Commonwealth Blvd	Oilfield Rd SW	7,705	2022	0.89 mi
Oilfield Rd	University Blvd W	4,000	2022	0.90 mi

PROPERTY OVERVIEW



AERIAL VIEW



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