



FOR LEASE | ± 19,923 SF

JUNIOR ANCHOR ENDCAP SPACE WITH I-45 FRONTAGE

 SEC I-45 N & Spring Cypress Rd. Spring, TX

LOCATION

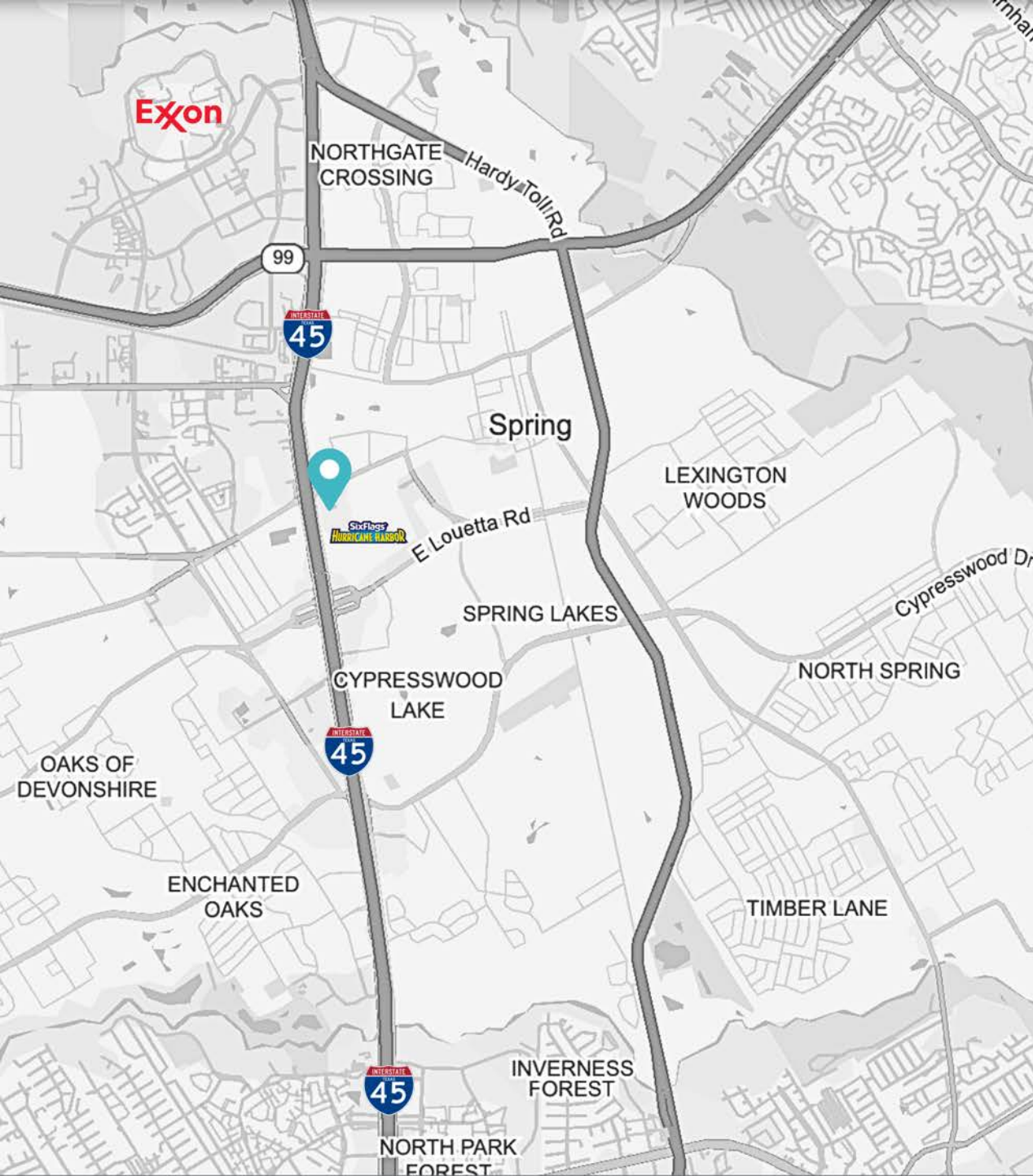
EXCELLENT VISIBILITY ALONG
INTERSTATE 45 (**110,000+ VPD**)

ADJACENT TO SIX FLAGS

HURRICANE HARBOR
AMUSEMENT PARK

SPRING IS ONE OF THE **FASTEST
GROWING, AFFLUENT CITIES** IN
THE UNITED STATES

FIRST DEDICATED EXIT SOUTH
OF **EXXON MOBIL CAMPUS** (3.3M
SF HEADQUARTERS)





FOR LEASE
2,876 SF

FOR LEASE
19,950 SF

FOR LEASE
19,923 SF

HIGHWAY FRONT
SIGNAGE

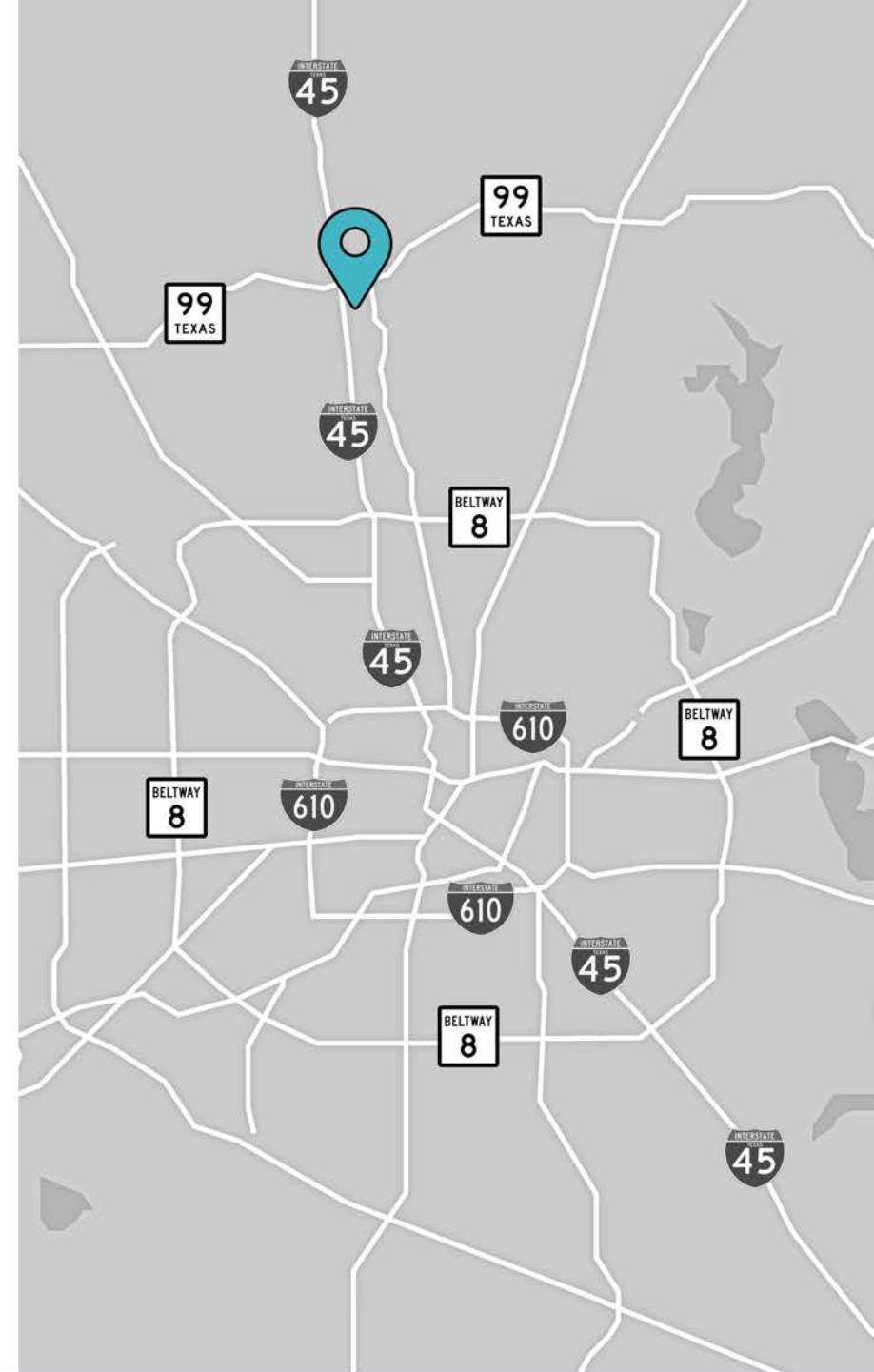
| SUITE # | RETAIL | SQ. FT. |
|-----------|----------------------------------------|---------|
| 100A | Storage | 1,270 |
| 1401 | Subway | 1,394 |
| 1401 #121 | H&R Block | 1,800 |
| 1401 #102 | Design Beauty College | 3,150 |
| 1401 #103 | Advance America | 1,920 |
| 1401 #104 | Geico Insurance | 2,960 |
| 1403A | Pro Express Nails | 1,005 |
| 1401 #106 | Unlimited Cellular | 2,001 |
| 1407 | Aaron's Rent | 10,600 |
| 1409 | Texas Card House | 1,750 |
| 109/110 | Texas Card House | 6,000 |
| 1417 | Goodwill | 20,400 |
| 111-C | HCTRA | 10,000 |
| 112 | Available | 2,876 |
| 1419 | Golden Jade | 2,578 |
| 1421 | Strong Fades Barber Shop | 2,740 |
| 1423 | Graham's Liquors | 2,785 |
| 1457 | Available | 19,950 |
| 128 | Academy | 71,680 |
| 1464 | Available | 19,923 |
| 902 | Hartz Chicken Buffet | 1,661 |
| 903 | La Patrona El Salvadoran Restaurant | 2,785 |

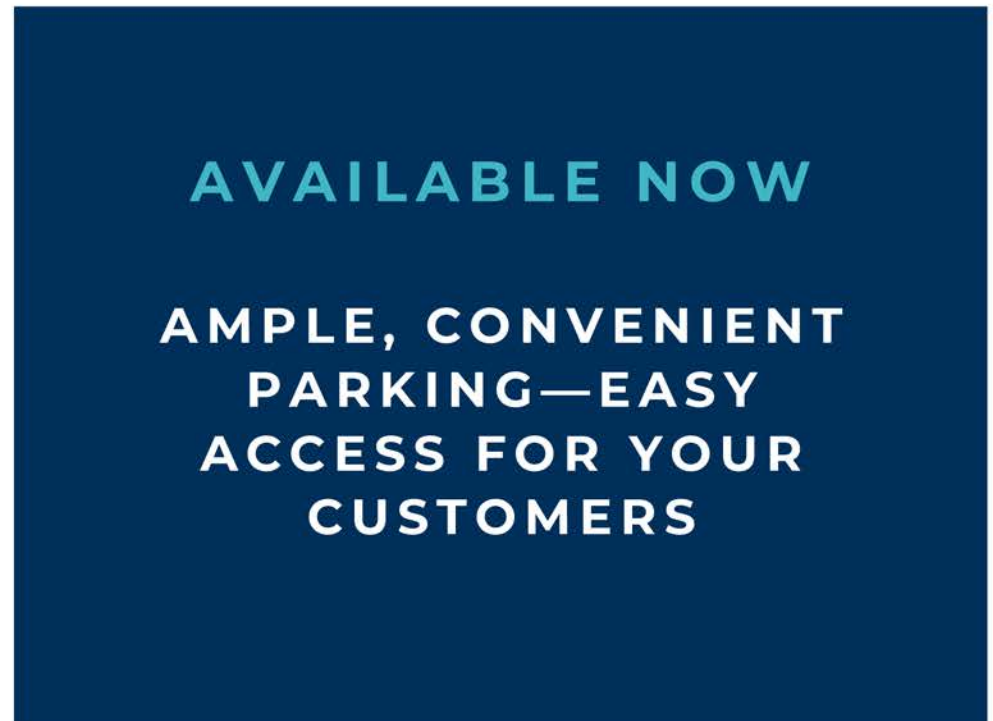


| TRAFFIC COUNTS | VEHICLES/DAY |
|------------------------------------|--------------|
| I-45 (North of Spring Cypress Rd.) | 237,039 |
| I-45 (South of Spring Cypress Rd.) | 293,661 |
| Spring Cypress Rd. (West of I-45) | 58,483 |
| Spring Cypress Rd. (East of I-45) | 20,237 |

| DEMOGRAPHICS | |
|----------------------------|-----------|
| Population: City of Spring | 54,298 |
| Population: Harris County | 4,500,000 |

| DEMOGRAPHICS | 1 MI. | 3 MI. | 5 MI. |
|--------------------|-----------|-----------|----------|
| Population | 5,585 | 62,725 | 222,311 |
| Population Growth | 10.01% | 9.90% | 11.22% |
| Average HH Incomes | \$115,308 | \$101,543 | \$91,908 |
| Households | 2,395 | 24,315 | 86,730 |





CONTACT INFO

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