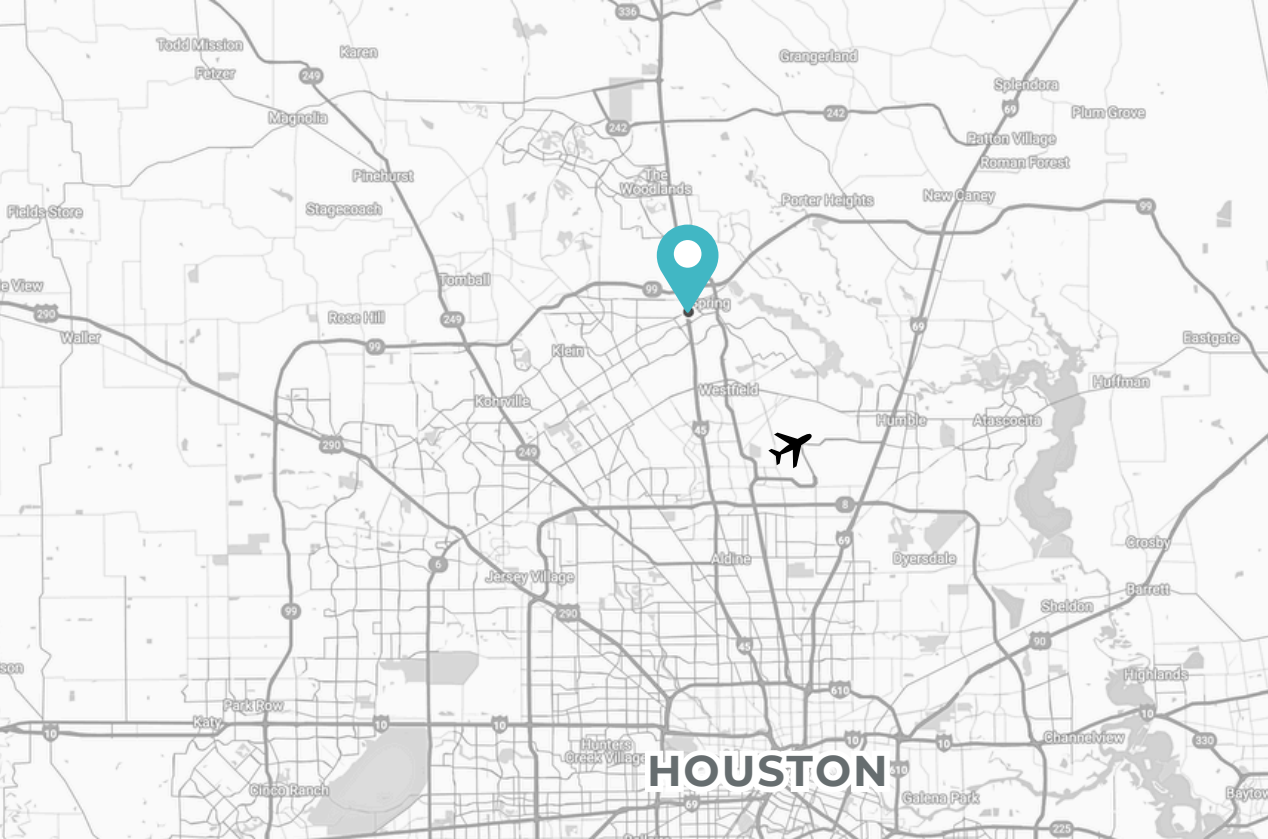




FOR LEASE | \pm 2,785 - 19,950 SF

NORTHLAND SHOPPING CENTER | SPRING RETAIL

 1491 Spring Cypress Rd. Spring, TX 77373



LOCATION

NEAR MAJOR AREA ATTRACTIONS

LOCATED NEXT TO A POPULAR WATERPARK AND AMUSEMENT DESTINATION, DRAWING STRONG SEASONAL AND WEEKEND CROWDS.

IN A FAST-GROWING COMMUNITY

SITUATED IN THE HEART OF SPRING, ONE OF THE FASTEST-GROWING AND MOST AFFLUENT SUBURBS IN THE U.S.

LOCATED NEAR EXXONMOBIL CAMPUS

JUST SOUTH OF THE EXXONMOBIL GLOBAL HEADQUARTERS (3.3M SF), WITH DIRECT ACCESS TO A HIGH CONCENTRATION OF DAYTIME EMPLOYEES AND CORPORATE TRAFFIC.

TRAFFIC COUNTS:

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**

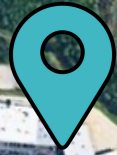
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION:	5,585	62,725	222,311
HOUSEHOLDS:	2,395	24,315	86,730
HH INCOME:	\$115,308	\$101,543	\$91,908

99
TEXAS

Spring Cypress Rd.

INTERSTATE
45



DZMI
DAVID Z. MAFRIGE INTERESTS

FOR LEASE | 1491 Spring Cypress Rd. Spring, TX 77373

SITE PLAN

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	Available	2,785
1457	Available	19,950
128	Academy	71,680
1464	Harbor Freight Tools	19,923
902	Hartz Chicken Buffet	1,661
903	La Patrona El Salvadoran Restaurant	2,785





Pylon Sign with Freeway Visibility

Abundant Parking & Easy Access

Convenient ingress/egress from
both Spring Cypress and I-45



CONTACT INFO

ZACH MAFRIGE | CHIEF OPERATING OFFICER

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