



**FOR LEASE** | ± 19,923 SF

JUNIOR ANCHOR ENDCAP SPACE WITH I-45 FRONTAGE

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

# LOCATION

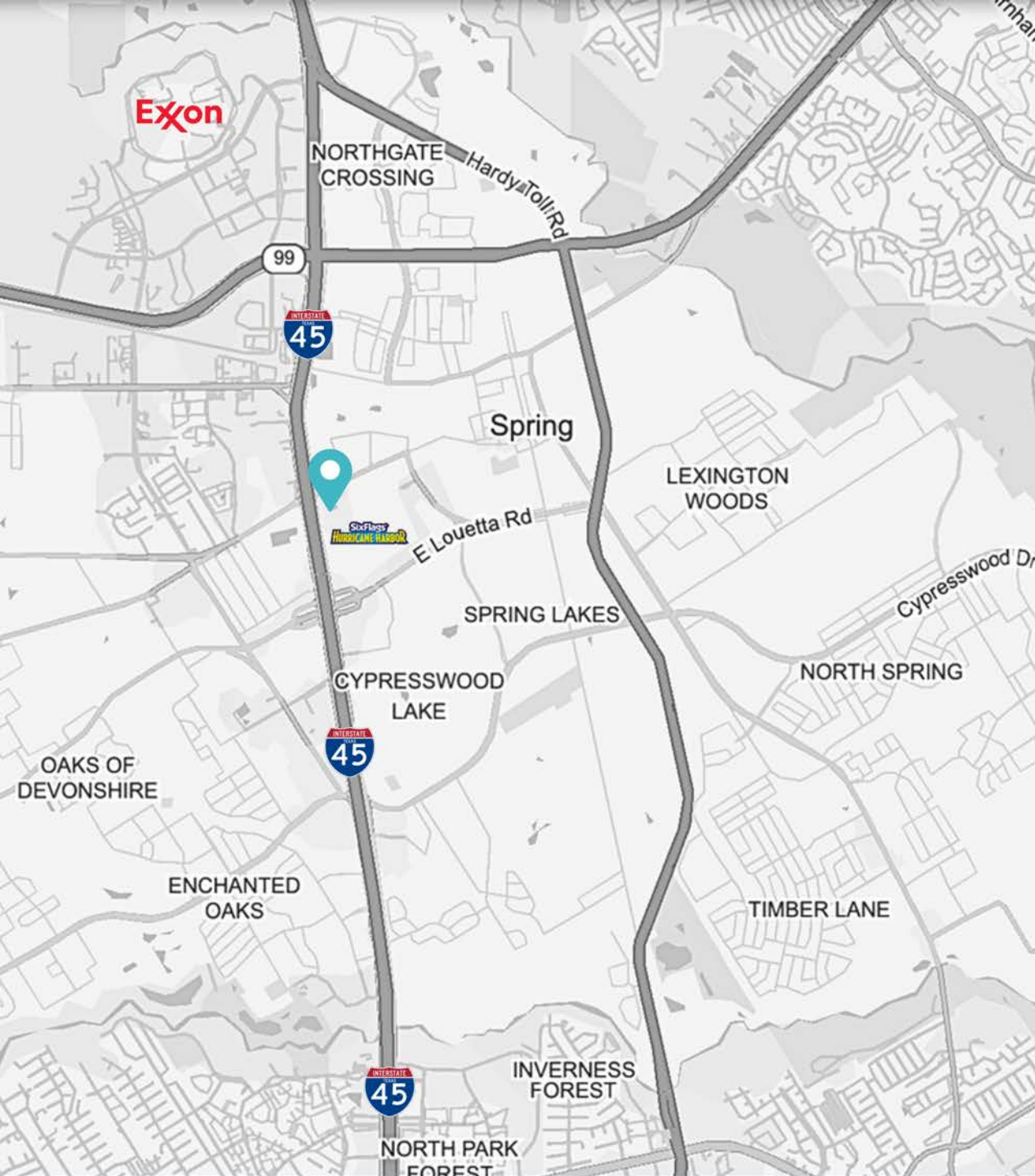
EXCELLENT VISIBILITY ALONG  
INTERSTATE 45 (**110,000+ VPD**)

**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)





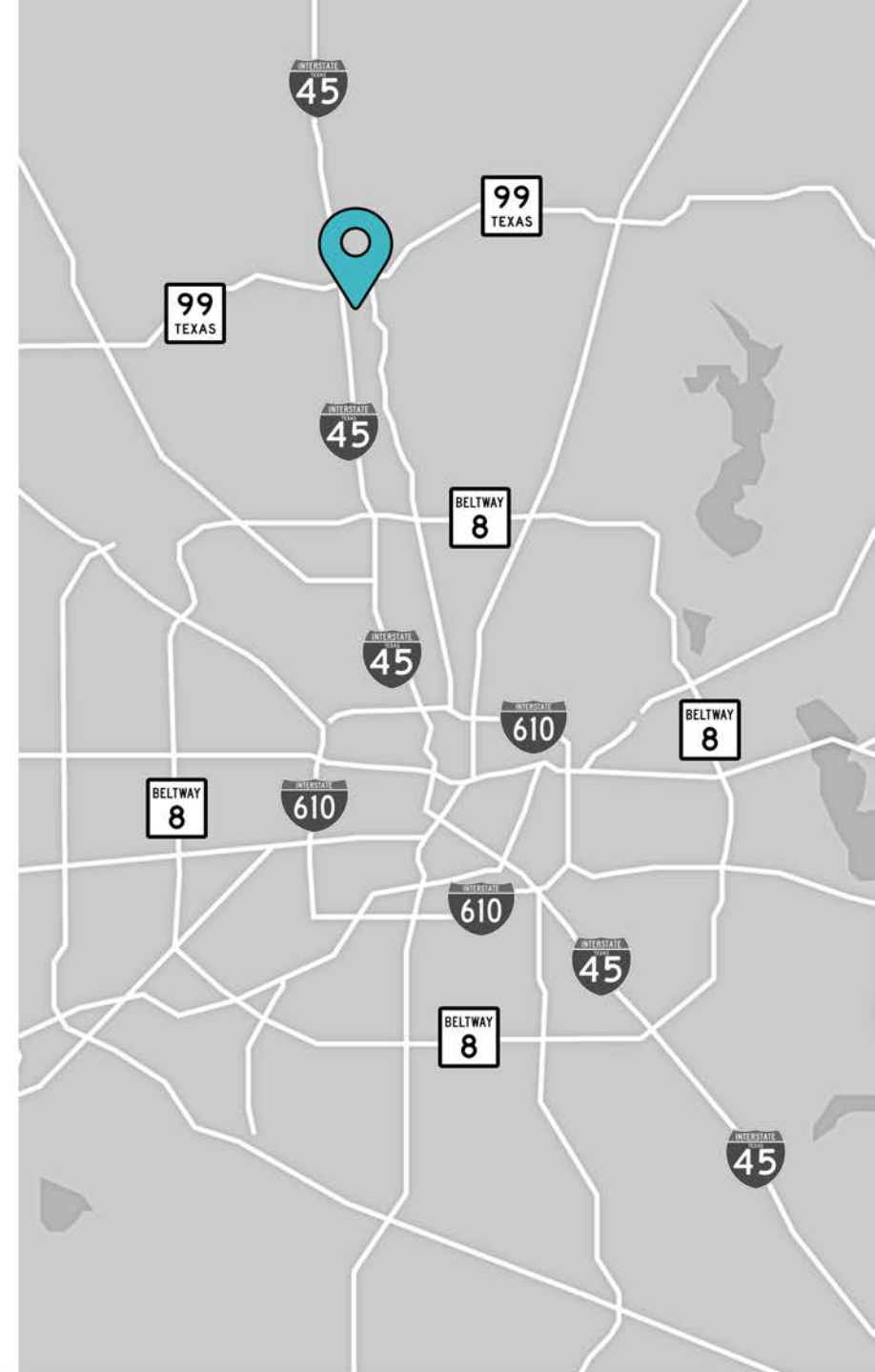
SUITE #	RETAIL	SQ. FT.
100A	Storage	1,270
1401	Subway	1,394
1401 #121	H&R Block	1,800
1401 #102	Design Beauty College	3,150
1401 #103	Advance America	1,920
1401 #104	Geico Insurance	2,960
1403A	Pro Express Nails	1,005
1401 #106	Unlimited Cellular	2,001
1407	Aaron's Rent	10,600
1409	Texas Card House	1,750
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	Cool Kat - Ask About Availability	20,000
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





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PARKING—EASY  
ACCESS FOR YOUR  
CUSTOMERS**

# CONTACT INFO

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