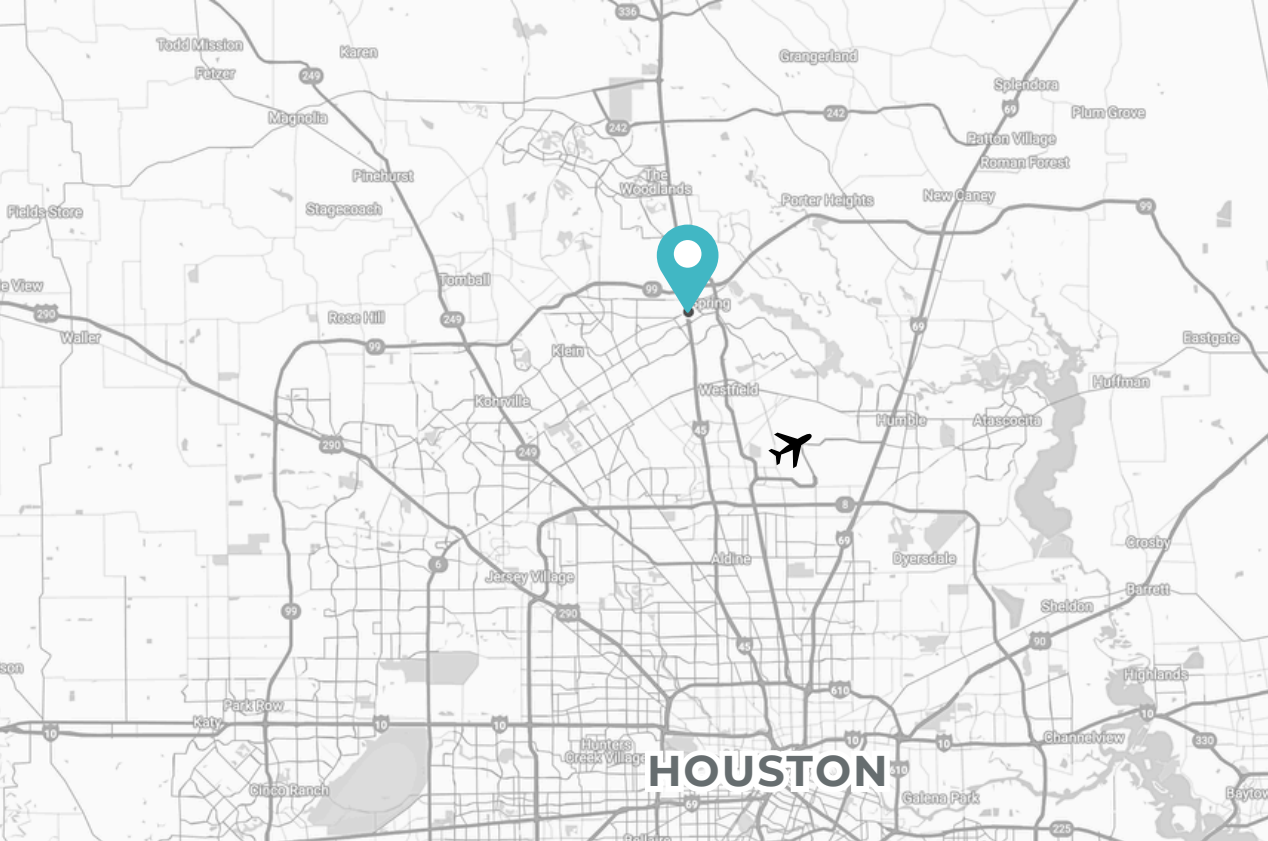




**FOR LEASE** | ± 2,785 - 3,150 SF

**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**

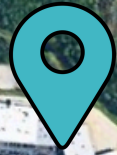
## DEMOGRAPHICS

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

99  
TEXAS

Spring Cypress Rd.

INTERSTATE  
TEXAS  
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	Available	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	Fun Box	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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