



**20635 KUYKENDAHL ROAD
Spring, Texas 77379**

SPRING SURGICAL HOSPITAL For Lease



PROPERTY HIGHLIGHTS

LOCATION

Near Springbrook neighborhood one block south of Hwy 2920, near Grand Parkway

AVAILABILITY

Available- 1,249 SF & 4,023 SF

BUILDING HIGHLIGHTS

Expansive commercial and residential growth
Aggressive leasing rates
Average daily traffic count of 27,240 on FM 2920 and 34,538 on Kuykendahl Road
Current tenants include Spring Excellence Surgical Hospital, Sterling Ridge Orthopedics & Sports Medicine, Allergy and ENT Associates & Apex Endodontics

PROPERTY DESCRIPTION

83,466 SF One-Story Medical/Retail Building

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Total Population	12,537	83,510	226,223
2026 Projected Population	13,189	87,407	237,916
Population Growth 2021-2026	5.20%	4.67%	5.17%
2021 Total Households	4,049	27,8275	78,974
2021 Average HH Income	\$115,007	\$115,367	\$122,462



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10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382



www.PinecroftRealty.com

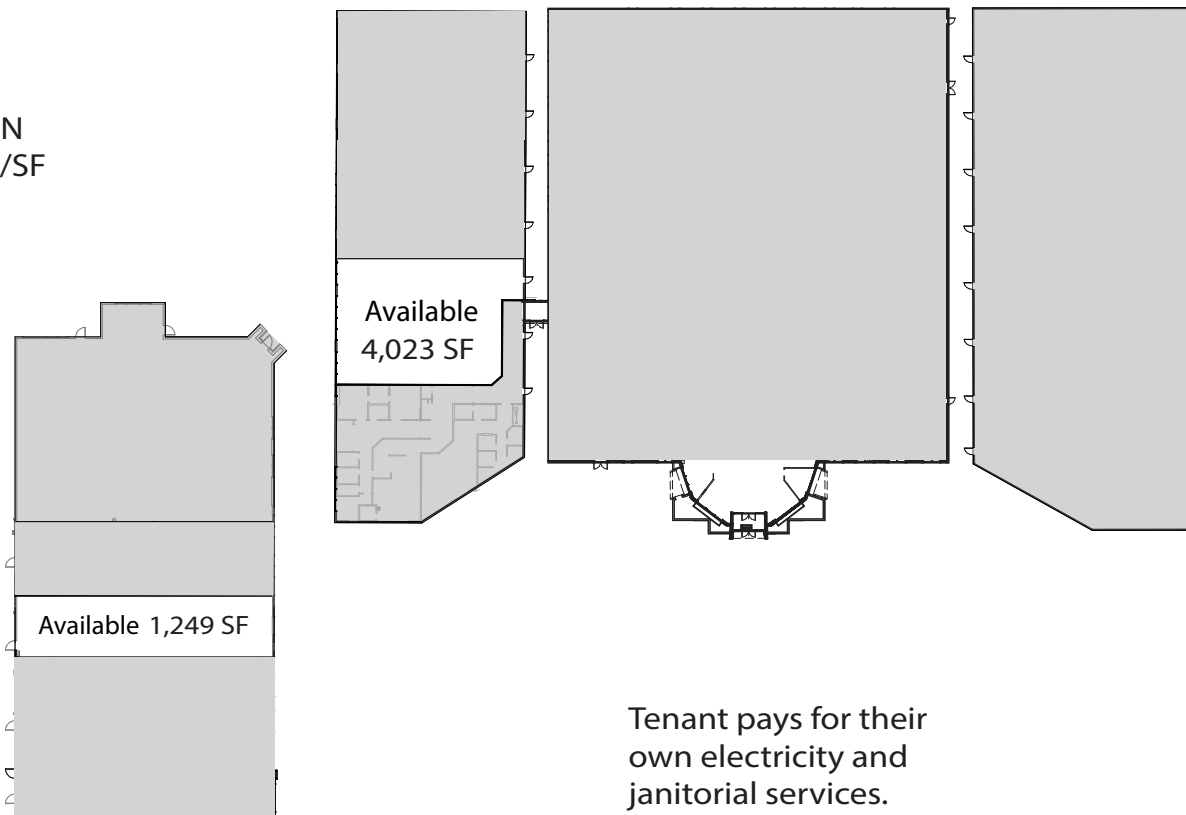


832-299-6404



Rates

\$18-\$20 NNN
OpEx: \$9.95/SF



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