



**2520 RESEARCH FOREST**  
The Woodlands, Texas 77381

# 2520 RESEARCH FOREST For Lease



## PROPERTY HIGHLIGHTS

### LOCATION

In the middle of The Woodlands off busy  
Research Forest  
1.4 miles from I-45  
Easy access

### AVAILABILITY

4,000 SF

### BUILDING HIGHLIGHTS

Located directly off Research Forest  
4.95/1,000 Parking Ratio  
Research Forest CPD: 35,842

### PROPERTY DESCRIPTION

20,000 SF One-Story Retail Building

## DEMOGRAPHICS

1 mile 3 miles 5 miles

2023 Total Population 6,317 60,922 169,919

2028 Projected Population 6,882 65,121 182,989

Population Growth 2023-2028 8.94% 6.89% 7.69%

2023 Total Households 2,711 25,701 65,566

2023 Average HH Income \$179,590 \$142,200 \$144,020



[brokerage@pinecroftrealty.com](mailto:brokerage@pinecroftrealty.com)



10857 Kuykendahl Rd Suite 200  
The Woodlands, TX 77382

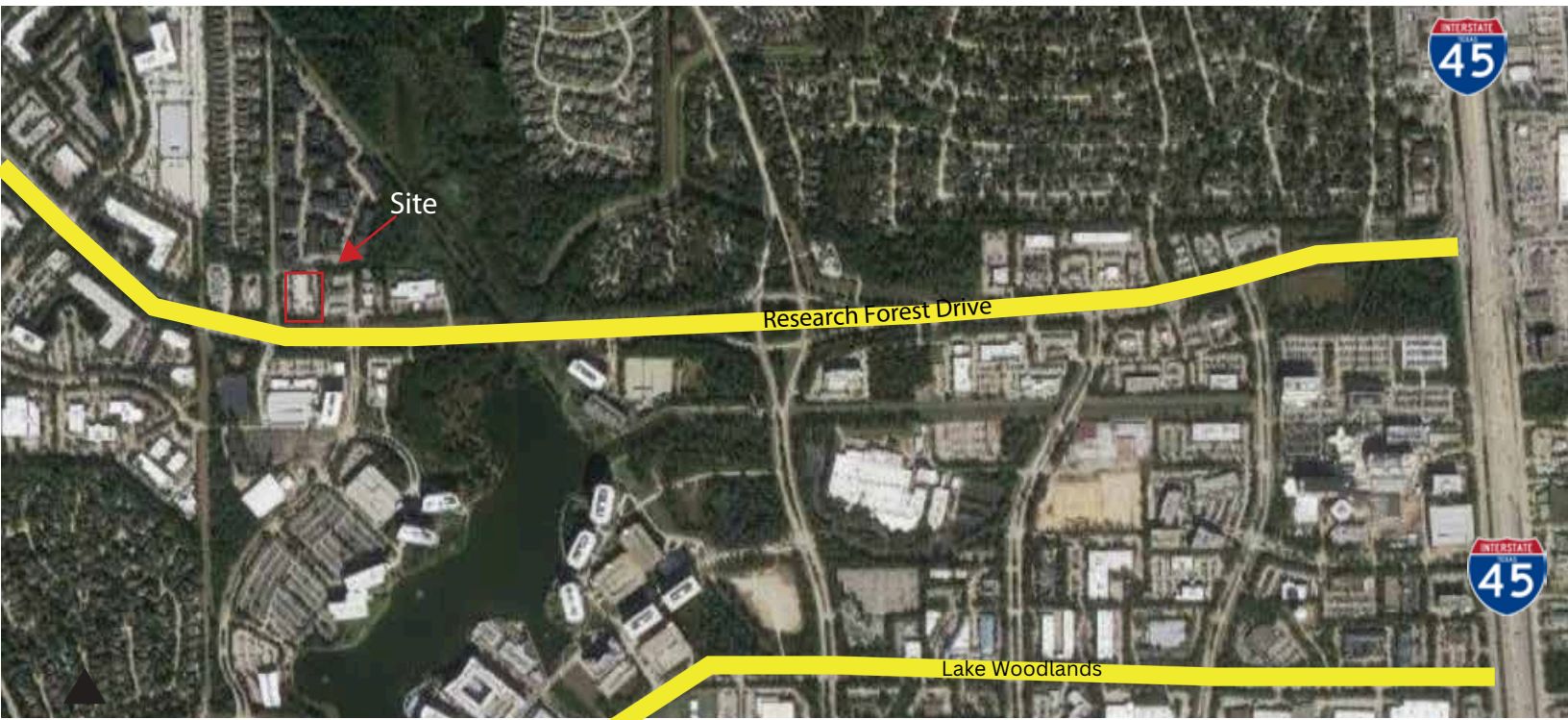


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832-299-6404

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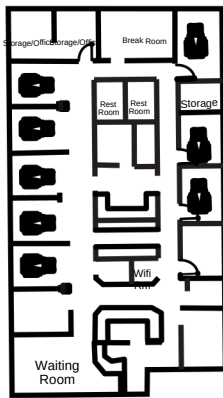
## SUITE LAYOUT

Suite 100  
4,000 SF

Base Rent:  
\$27.00/SF NNN



Click or scan  
to take a  
Virtual Tour



## BUILDING LAYOUT



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