



30340 FM 2978
The Woodlands, Texas 77384

TERRAMONT VILLAGE SHOPPING CENTER For Lease



PROPERTY HIGHLIGHTS

LOCATION

Off Woodlands Parkway & 2978 near Magnolia

AVAILABILITY

Suite 600- 2,837 SF

BUILDING HIGHLIGHTS

Built in 2007

Walmart Super Center as shadow anchor

Surrounded by destination traffic

Ingress/egress to Walmart

145 parking spaces, 5.85 / 1,000 SF

PROPERTY DESCRIPTION

24,794 SF One-Story Retail Center

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Total Population	10,916	40,945	103,031
2026 Projected Population	12,333	45,795	114,371
Population Growth 2021-2026	12.99%	11.85%	11.01%
2021 Total Households	3,354	12,840	34,076
2021 Average HH Income	\$180,676	\$171,627	\$162,814



brokerage@pinecroftrealty.com



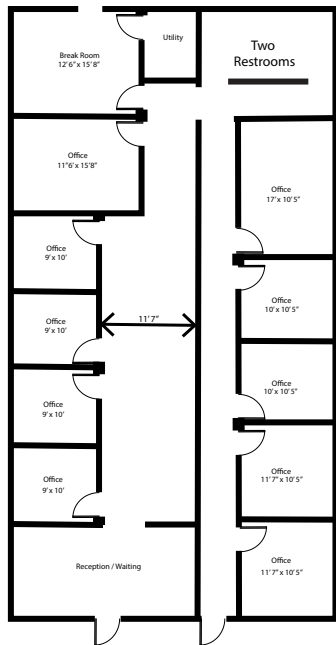
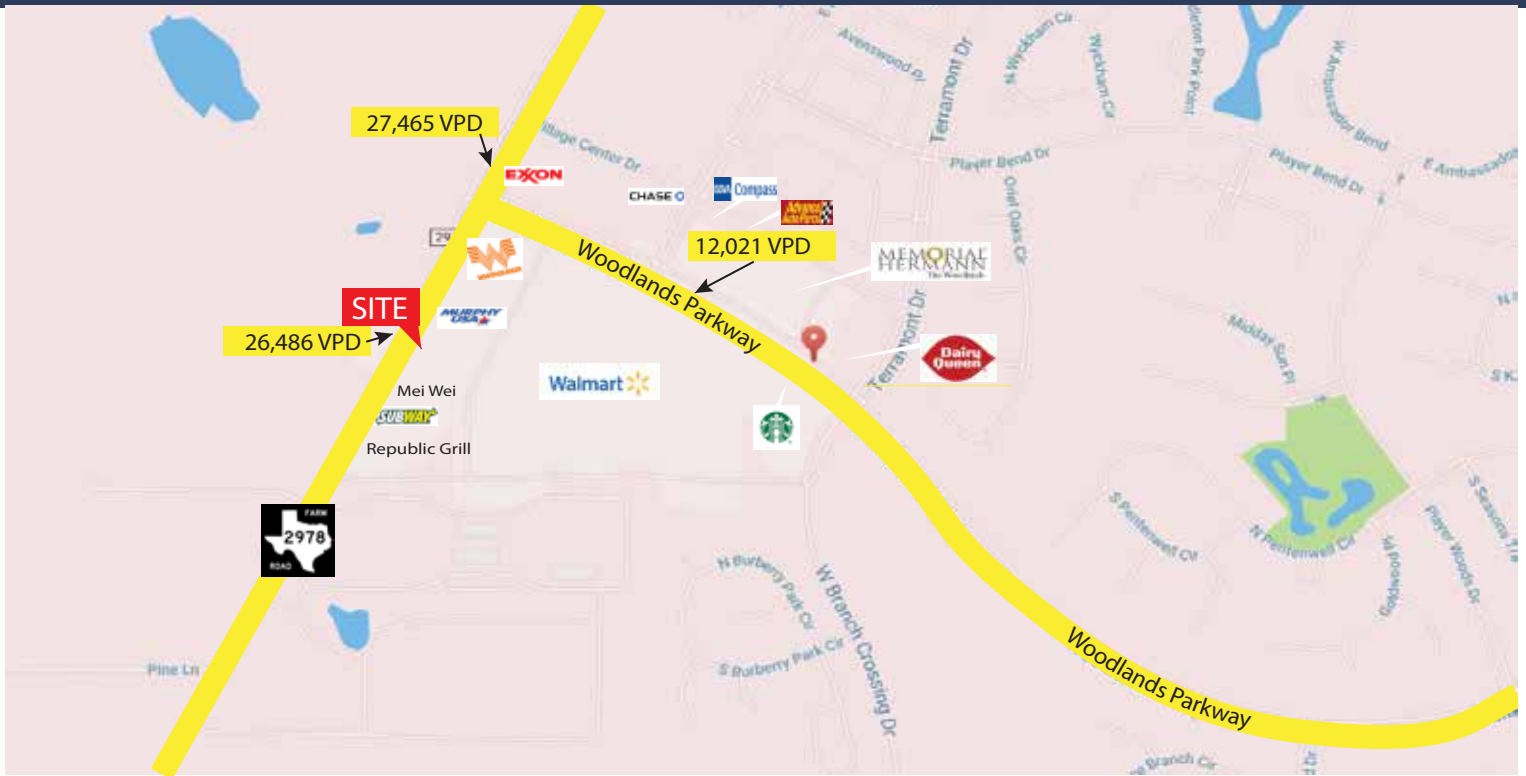
10857 Kuykendahl Rd Suite 200
The Woodlands, TX 77382



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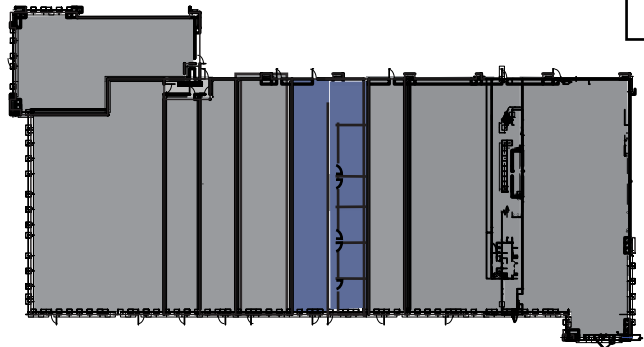
832-299-6404



Suite 600
2,837 SF

Building Layout

Base Rent: \$25/SF
OpEx: 13.15/SF



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