



PINECROWN
REALTY

SPRING MEDICAL RETAIL PLAZA



**20635 Kuykendahl Road
Spring, TX 77379**

LOCATION

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

AVAILABILITY

Building D - 1,249 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, Anytime Fitness, Sterling Ridge Orthopedics & Sports Medicine, Allergy and ENT Associates & Apex Endodontics

PROPERTY DESCRIPTION

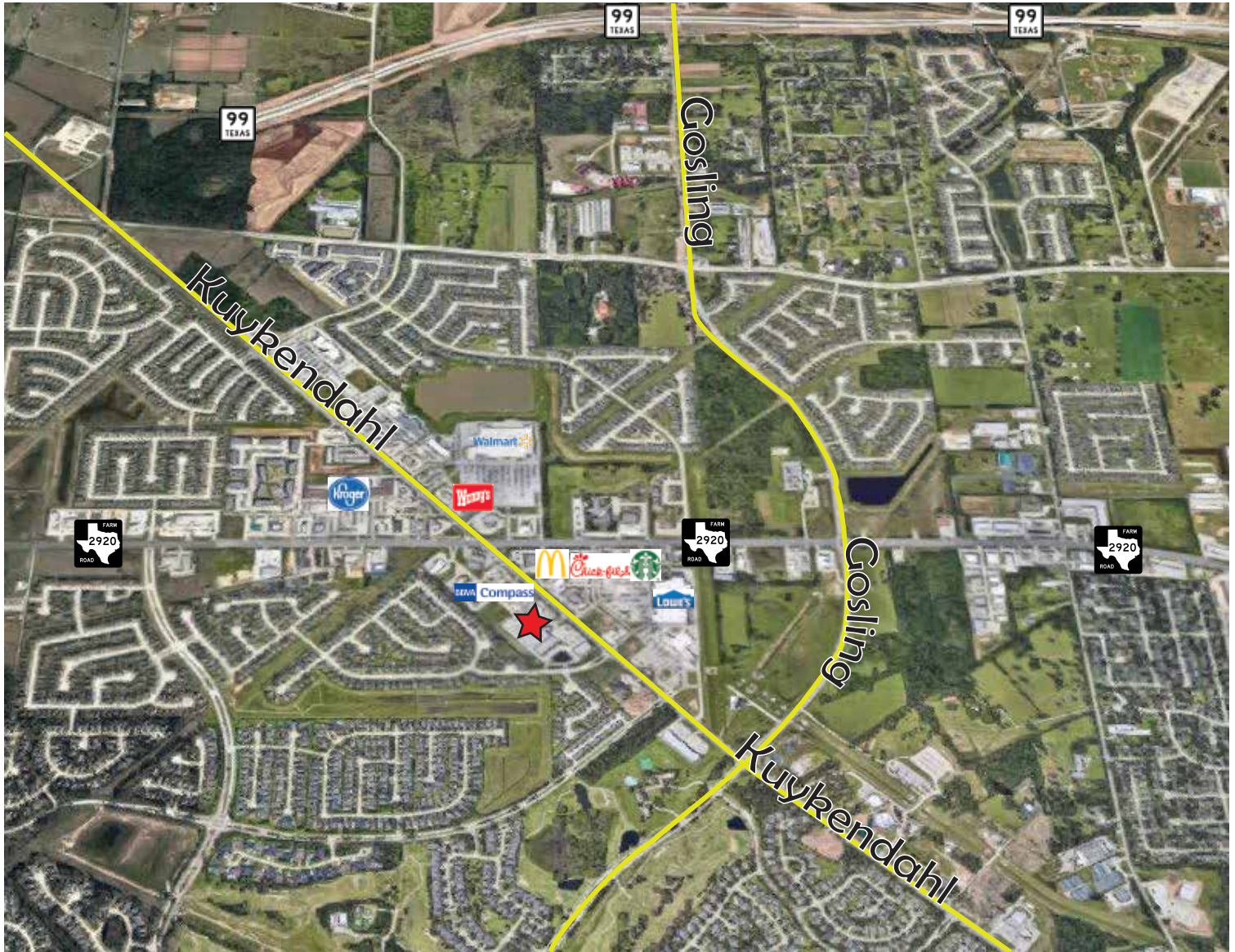
83,466 SF One-Story Medical/Retail Building



PHOTOS



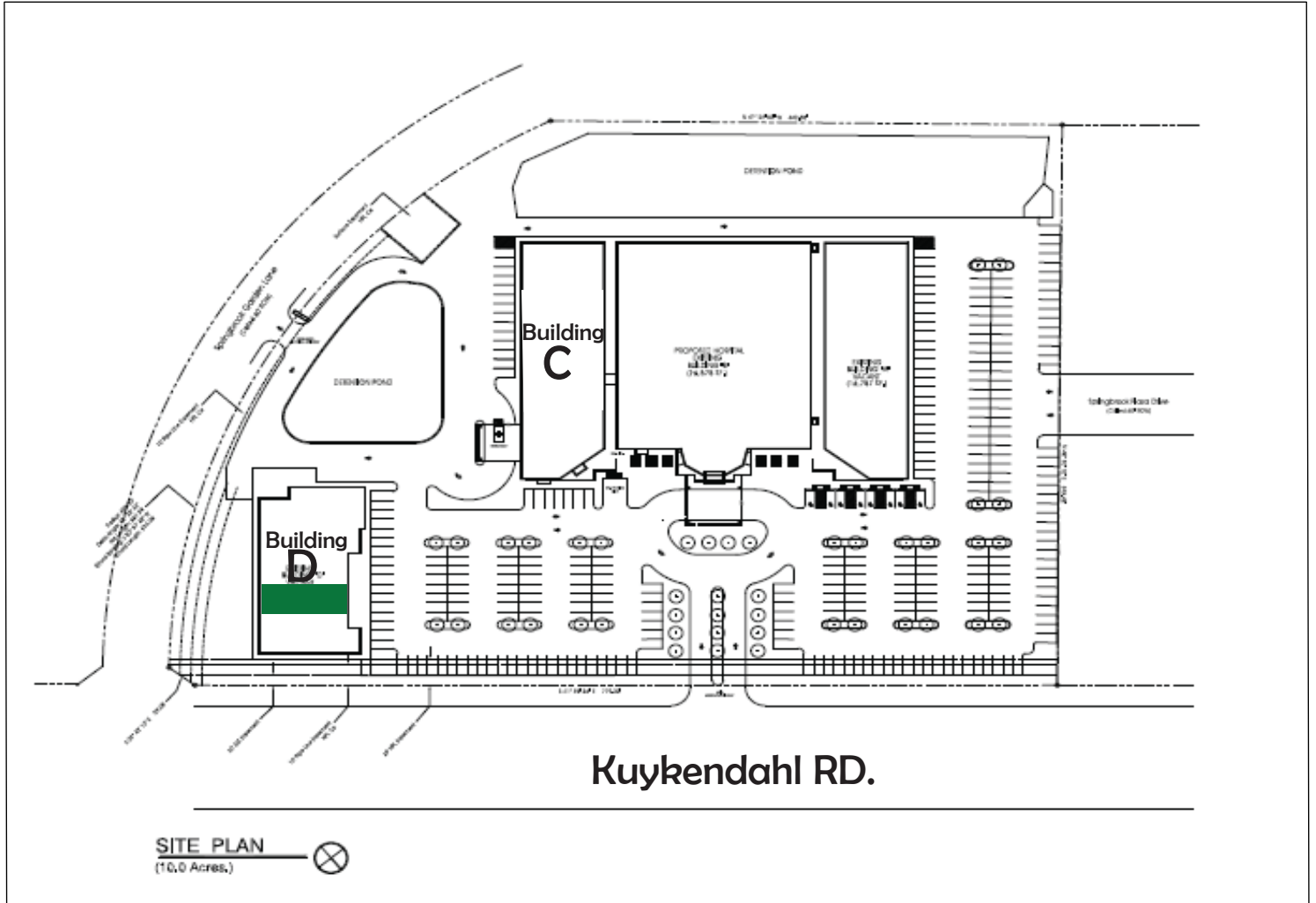
LOCATION



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2019 Total Population	7,769	85,995	220,757
2024 Projected Population	8,322	93,032	240,101
Population Growth 2019-2024	7.12%	8.18%	8.76%
2019 Total Households	2,556	28,811	78,258
2019 Average HH Income	\$127,650	\$108,931	\$113,735
2019 Total Specified Consumer Spending	\$87,613	\$909,274	\$2,459,345

PROPERTY LAYOUT



Building D

1,249 SF
\$18-\$20 NNN
OpEx: \$8.77/SF

Tenant pays for their own electricity and janitorial services.

LEASING BY:

PINECROFT
R E A L T Y



FOR MORE INFORMATION CALL:

832-299-6404

