



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

1,600 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



10857 Kuykendahl Rd Suite 200
 The Woodlands, TX 77382

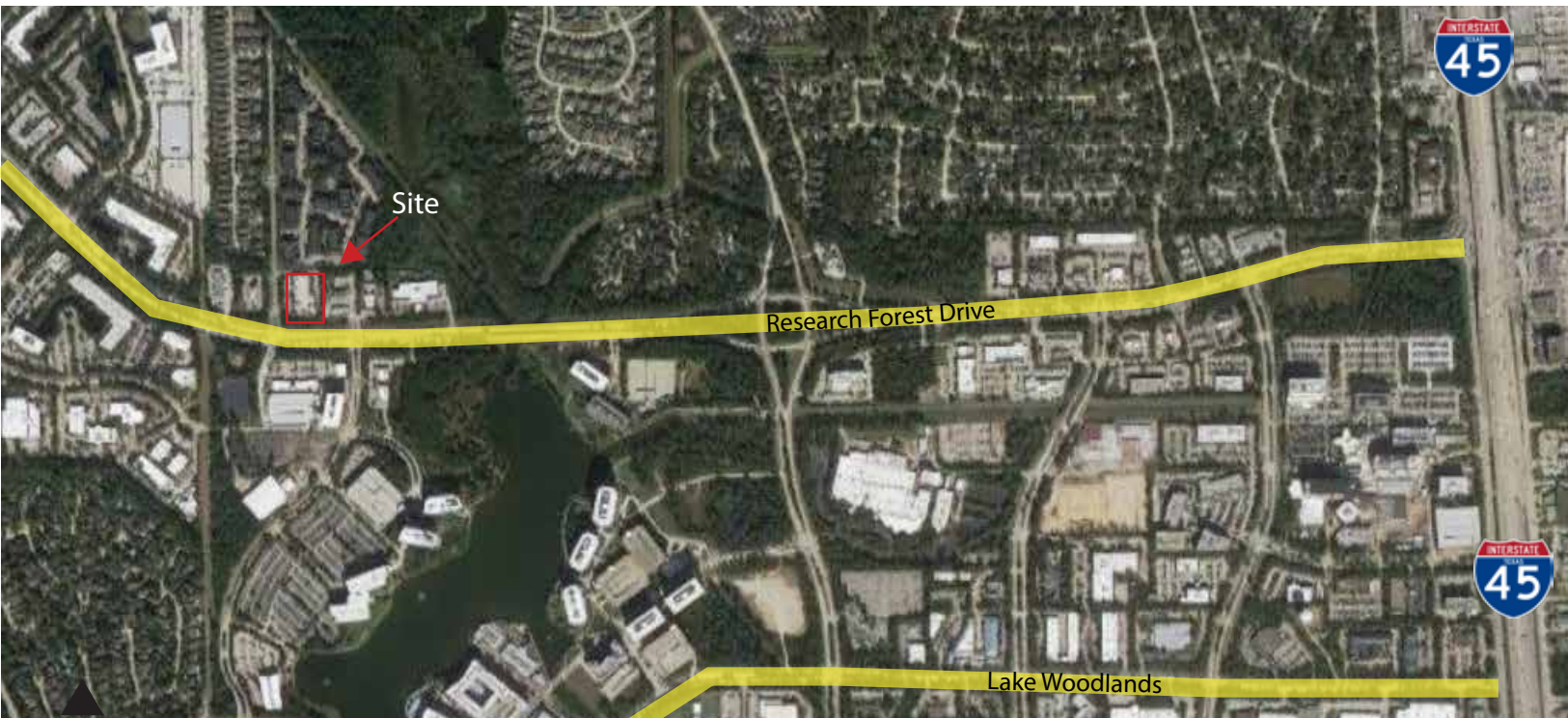


www.PinecroftRealty.com



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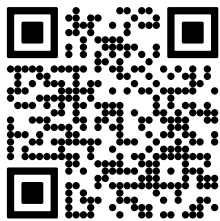
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SUITE LAYOUT

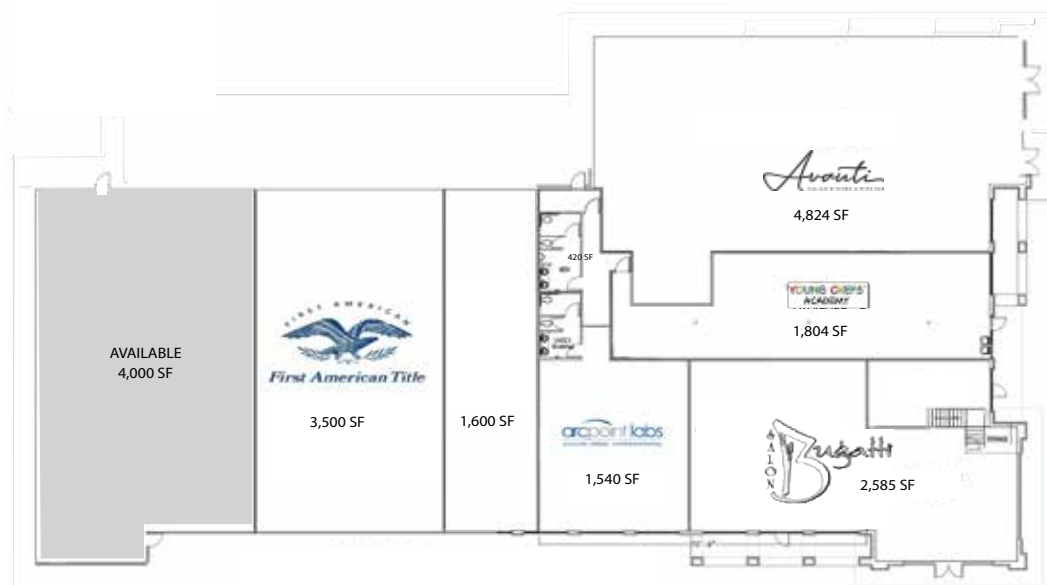
Suite 100
4,000 SF

Base Rent:
\$27/SF NNN



Click or scan
to take a
Virtual Tour

BUILDING LAYOUT



TJ Fry
Director of Leasing
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