



MEDICAL OFFICE BUILDING

For Pre Lease

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Total Population	10,253	47,675	119,602
2028 Projected Population	11,310	52,178	131,676
Population Growth 2023-2028	10.31%	9.45%	10.10%
2023 Total Households	4,289	16,907	42,925
2023 Average HH Income	\$83,906	\$91,373	\$107,827

**600 S. CONROE MEDICAL DR.
Conroe, Texas 77304**

PROPERTY HIGHLIGHTS

LOCATION

Less than a half a mile from HCA Houston Healthcare-Conroe

RATES

Base Rent: \$25.00/SF
OpEx: \$12.00/SF

AVAILABILITY

12,000 SF

PROPERTY DESCRIPTION

Approximately 12,000 SF One-Story Medical Office Building

TJ Fry
Director of Leasing
tj.fry@pinecroftrealty.com
832-721-6501

Rachael Mann
Leasing Agent
rachael.mann@pinecroftrealty.com
832-729-8240



