



**20635 KUYKENDAHL ROAD  
Spring, Texas 77379**

# SPRING SURGICAL HOSPITAL

## Space Available For Lease



### PROPERTY HIGHLIGHTS

#### LOCATION

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

#### AVAILABILITY

Building D - 1,249 SF

Building C - 8,523 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, Sterling Ridge Orthopedics & Sports Medicine, Allergy and ENT Associates & Apex Endodontics

#### PROPERTY DESCRIPTION

83,466 SF One-Story Medical/Retail Building

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
2020 Total Population	11,438	82,363	225,278
2025 Projected Population	12,205	87,333	240,133
Population Growth 2020-2025	6.71%	6.03%	6.59%
2020 Total Households	3,669	27,375	78,499
2020 Average HH Income	\$119,679	\$111,472	\$117,213



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832-299-6404



**Building C**  
 8,523 SF  
 \$12-\$16 MG

**Building D**  
 1,249 SF  
 \$18-\$20 NNN  
 OpEx: \$9.09/SF

Tenant pays for their own electricity and janitorial services.

**Kuykendahl RD.**

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