

THE NEIGHBORHOOD

- 224,859 Population
 - 101,669 Daytime Population
 - \$110,648 Avg. HH income
 - 50,000 VPD at US Highway 6
- 5-Mile Radius; Regis Online 2015*

AVAILABLE

Retail 1,273 – 3,367 SF

THE SHOPS AT WILLIAMS TRACE

2442- 3650 US Highway 6
Sugar Land, TX 77478

LEASING INFORMATION
713.435.2222
www.whitstonereit.com

GROCERY ANCHORED AND HIGHLY VISIBLE FROM US HIGHWAY 6



99 RANCH MARKET

The image shows the exterior of a 99 Ranch Market store. The building is a single-story structure with a light-colored facade and a prominent brick cylindrical tower on the left. Large, illuminated, white letters spell out "99 RANCH MARKET" on the upper part of the facade. The entrance is visible on the right, featuring large glass windows and a sign that says "ENTRANCE". A woman and a child are standing near the entrance. There are two large potted palm trees in front of the building. A silver SUV is parked in the foreground on the left. The sky is clear and blue.

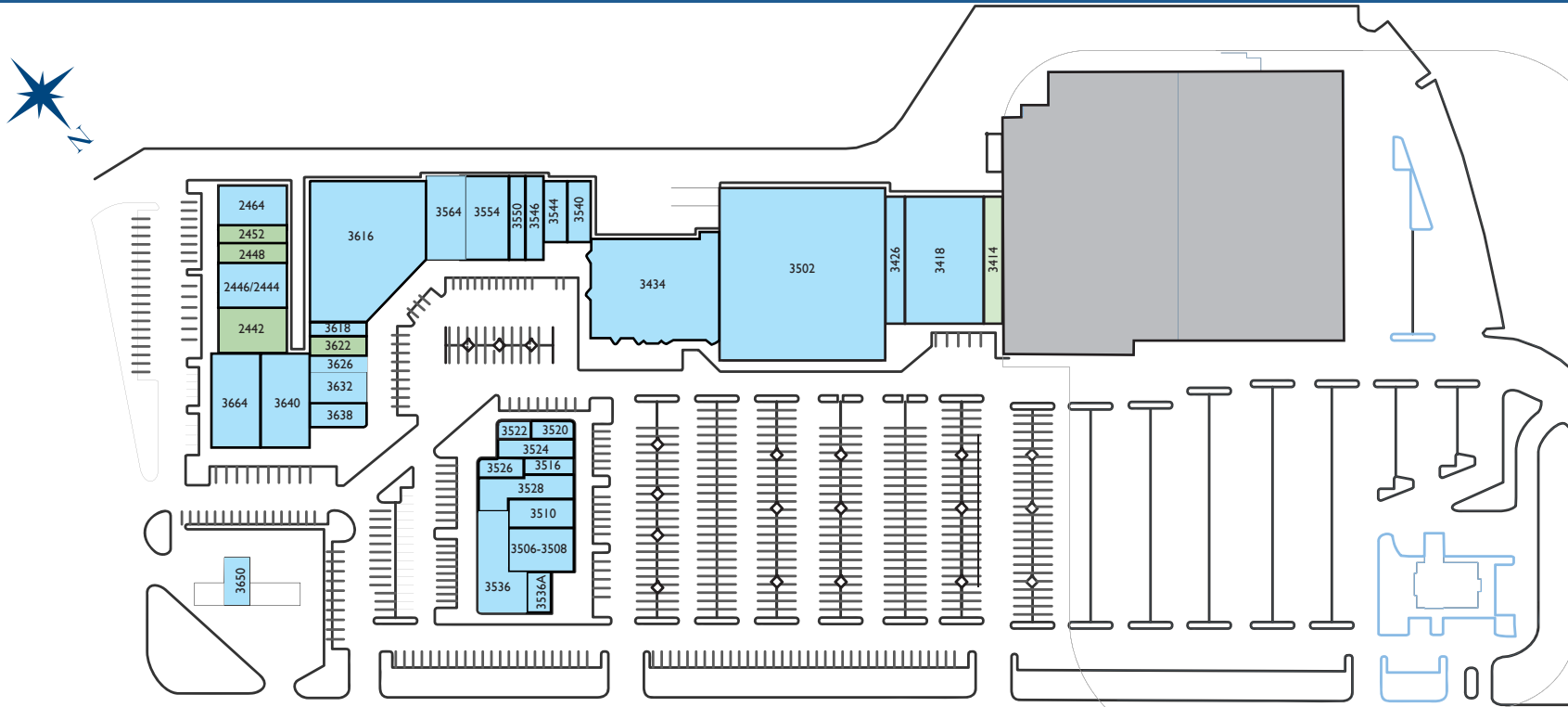
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Source: Regis Online
DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
(2015) Population	13,546	85,439	224,859
Household	5,498	30,449	76,319
Daytime Population	11,918	53,569	101,669
Avg HH Income	\$110,099	\$127,954	\$110,648



US HIGHWAY 6 50,000 VPD

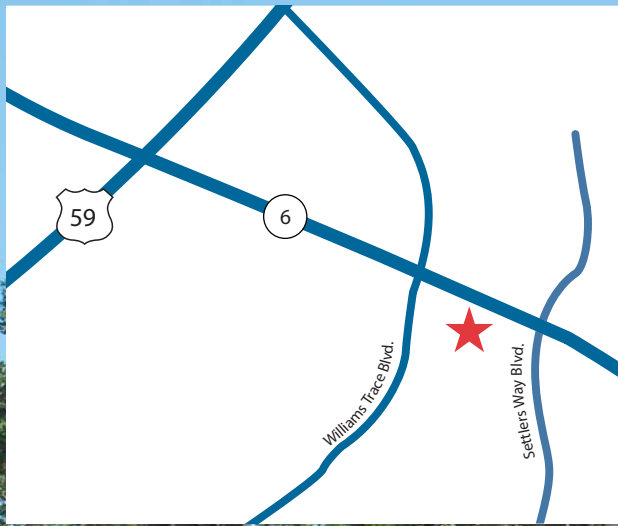


US HIGHWAY 6 50,000 VPD

Space #	Tenant	SF
2442	Available	3,367 SF
2444	Pennison's Sports Pub	1,050 SF
2446	Pennison's Sports Pub	2,094 SF
2448	Available 1/1/18	1,400 SF
2452	Available 1/1/18	1,278 SF
2464	Crossfit Doulos	3,177 SF
3414	Available 8/1/18	1,600 SF
3418	Dollar Tree	12,050 SF
3426	Fancy Salon	1,600 SF
3434	Luby's Cafeteria	11,636 SF
3502	99 Ranch Market	30,000 SF
3506-3508	Southwestern Bank	2,545 SF

Space #	Tenant	SF
3510	Fotile Kitchen Appliances	1,500 SF
3516	Learning Center	900 SF
3520	Tonymoly	705 SF
3522	Vapor Logic	705 SF
3524	Delight Dental	1,600 SF
3526	iScreen Fix	1,000 SF
3528	Banners of Christ	3,136 SF
3536	UPS	4,487 SF
3536A	Teahouse Beverage	1,213 SF
3540	Sugar Land Chiropractor	1,565 SF
3544	H-Massage	1,574 SF
3546	Success Music Studios	1,500 SF

Space #	Tenant	SF
3550	Bouquet Florists	1,309 SF
3554	Cake Craft Shoppe	4,033 SF
3564	Escape Again Room	2,806 SF
3616	E&G Amish	15,030 SF
3618	Accupuncture	900 SF
3622	Available	1,273 SF
3626	Liz's Tailor	1,149 SF
3632	Barber Shop	2,000 SF
3638	Pizza Hut	1,417 SF
3640	Sola Salon Studios	4,976 SF
3650	Shell Gas	720 SF
3664	Design Source	5,000 SF



GROCERY & DINING 99 Ranch Market • Dollar Tree • Luby's Cafeteria • Pizza Hut • Teahouse Beverage • Pennison's Sports Pub • Cake Craft Shoppe • HEALTH, WELLNESS & BEAUTY Aisha's Beauty Salon • Ashe Laser Med Spa • H Massage • Tonymoly • Crossfit Doulos • Sweetwater Accupuncture • Sola Salon Studios • Accupuncture • Sugar Land Chiropractor • Fancy Salon • Delight Dental • EDUCATION Star Learning Center • Success Music Studio • SERVICES Fotile Kitchen Appliances • Escape • Again Room • Liz's Tailor • Barber Shop • Vapor Logic • Design Source • E & G Amish • Bouquet Florist • Banners of Christ • UPS • Southwestern Bank • Shell Gas • iScreen Fix



WHITESTONE REIT

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