

FOR LEASE

Kingwood Glen

NEC FM 1960 EAST @ WEST LAKE HOUSTON PKWY, HUMBLE, TX

RETAIL



PROPERTY INFO

- + ±2,132 SF second generation space available 7/1/2018 (Do Not Disturb Tenant)
- + Located along FM 1960 with exposure to all trade area traffic (51,000 CPD)
- + Trade area has experienced massive residential expansion and demographic studies indicate an additional growth for the Greater Humble Area over the next 5 years
- + Monument signage available



TENANTS



GNC
GENERAL NUTRITION CENTERS

The UPS Store



Hallmark



Texas Children's Hospital



CONTACT US

Marcus Moody

Associate
+1 713 577 1782
marcus.moody@cbre.com

Jazz Hamilton

First Vice President
+1 713 577 1805
jazz.hamilton@cbre.com

OWNED BY:

**NEW
MARKET**
www.newmarketprop.com

© 2018 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

www.cbre.com/houstonretail

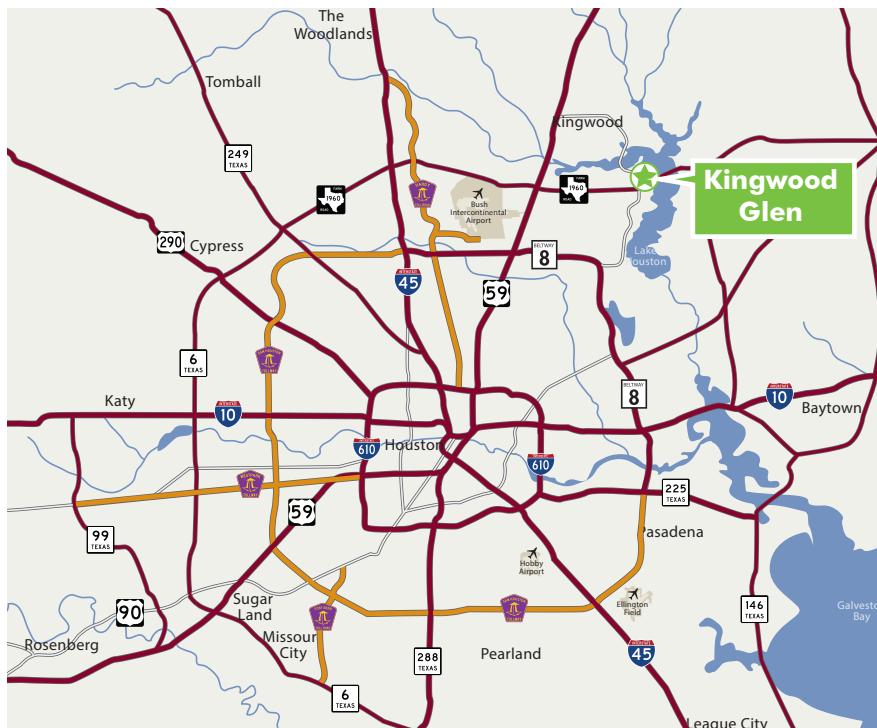
CBRE

FOR LEASE

Kingwood Glen

NEC FM 1960 EAST @ WEST LAKE HOUSTON PKWY, HUMBLE, TX

RETAIL

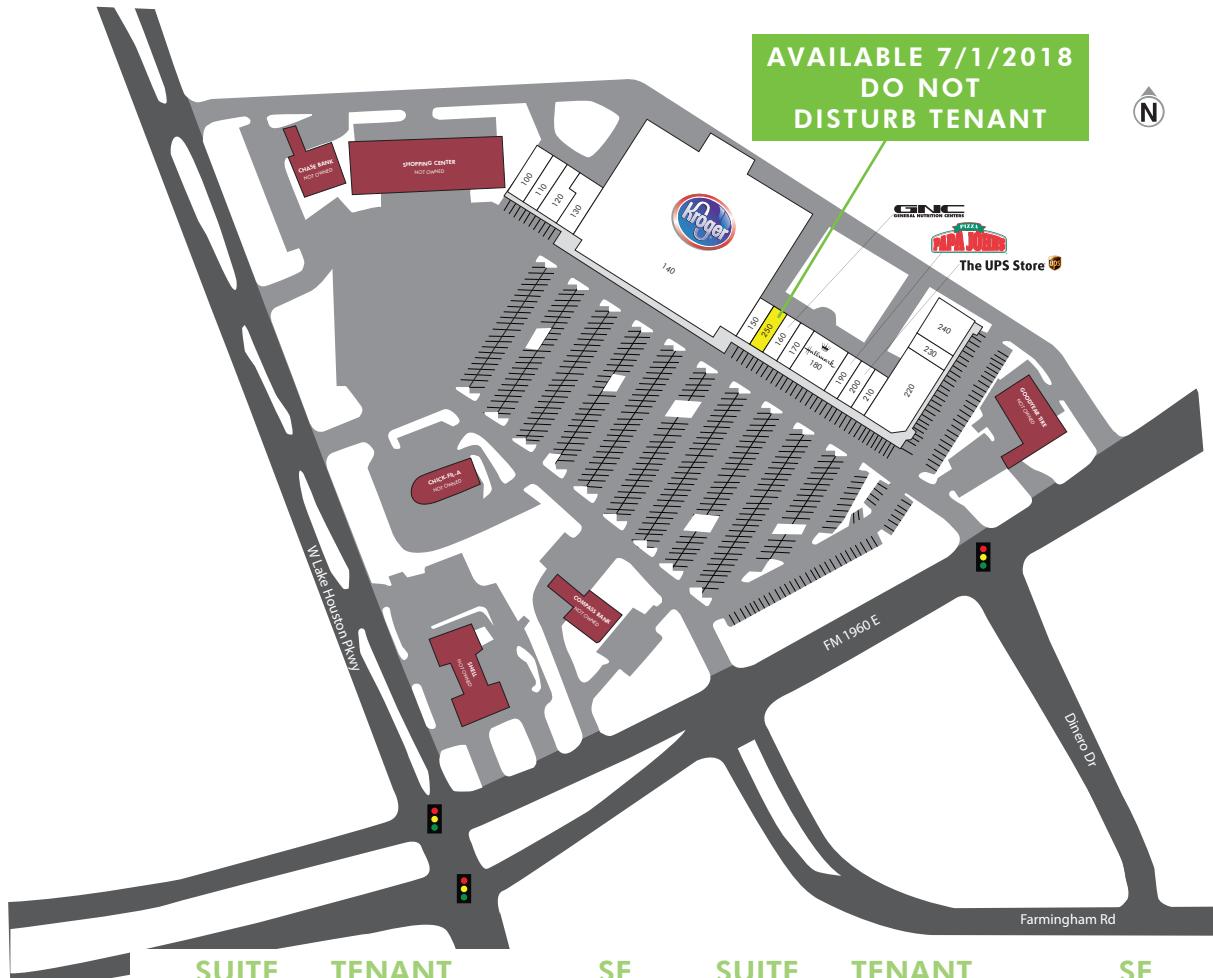


FOR LEASE

Kingwood Glen

NEC FM 1960 EAST @ WEST LAKE HOUSTON PKWY, HUMBLE, TX

RETAIL



SUITE	TENANT	SF	SUITE	TENANT	SF
100	838 Sushi & Asian Grill	3,000	180	Rachael's Hallmark	4,836
110	Texas Children's Hospital	2,400	190	Papa John's Pizza	1,400
120	Texas Children's Hospital	2,400	200	The UPS Store	1,400
130	European Wax Group	1,800	210	Wing Stop	1,400
140	Kroger Signature	61,889	220	Texas Children's Hospital	7,500
150	VIP Nails	2,100	230	Lake Houston Dental Care	2,400
160	GNC	1,400	240	Texas Children's Hospital	5,240
170	Texas State Optical (TSO)	2,100	250	U-Swirl Yogurt (Do Not Disturb Tenant, available 7/1/2018)	2,132

2017 Estimated Demographics

	1 Mile	3 Miles	5 Miles
2017 Population	13,194	63,965	129,689
Average HH Income	\$121,540	\$122,798	\$126,409
Number of Households	4,626	21,545	44,545

Traffic Counts

CPD

W Lake Houston Pkwy & FM 1960

51,000

(Traffic Counts include cross streets)

Source: Traffic Counts ESRI 2015