



## Sugar Creek I

13515 S US 59 Hwy, Sugar Land, TX 77478

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# Sugar Creek I

\$17.40 /SF/Yr

## Traffic Generator:

Drive thru retail, Pharmacy, Barber Shop, Insurance, Learning Center, Defensive Driving, medical offices, Botox RN med-spa, K'Vinti Beauty clinic, insurance, business offices.....



Rental Rate:	\$17.40 /SF/Yr
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	15,500 SF
Year Built:	1973
Walk Score ®:	44 (Car-Dependent)
Rental Rate Mo:	\$1.45 USD/SF/Mo

## Ground Ste 13503

Space Available	1,216 SF
Rental Rate	\$17.40 /SF/Yr
Date Available	May 01, 2021
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

big open retail space with one kitchen & private restroom

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## Ground Ste 13513

Space Available	1,420 SF
Rental Rate	\$17.40 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	2 - 5 Years

Brand new Pharmacy set up for sublease with drive through window. Laboratory space and natural light.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Allstar Hospice Inc	-	
Botox RN Medspa	1,000	
Comedy Driving	-	
DeShazo & Diestel Insurance	-	
Doctor office	-	
FHU PHS Pharmacy	-	
Learning RX Center	-	
Sugar Creek Barber Shop	-	



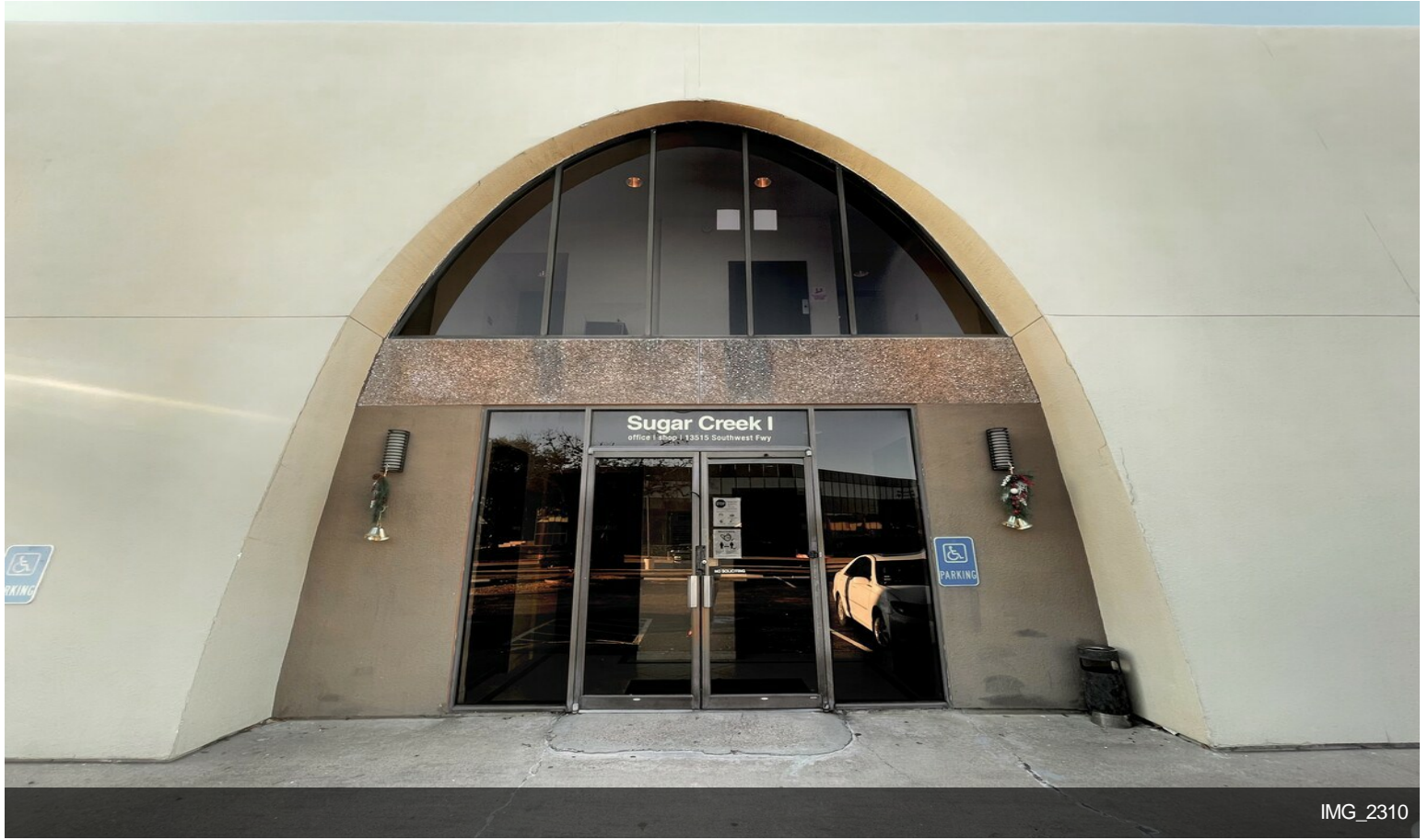
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# Property Photos



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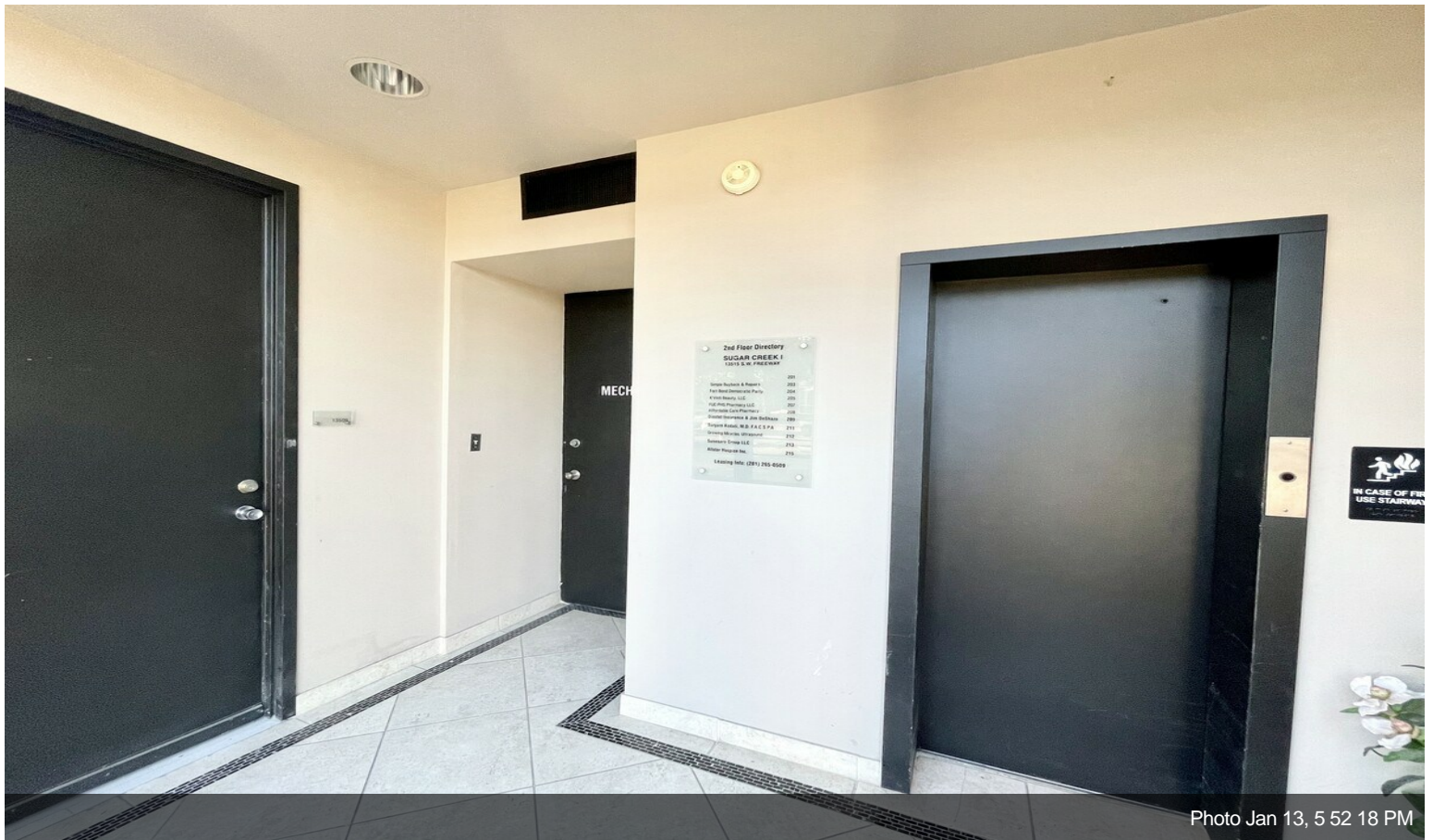


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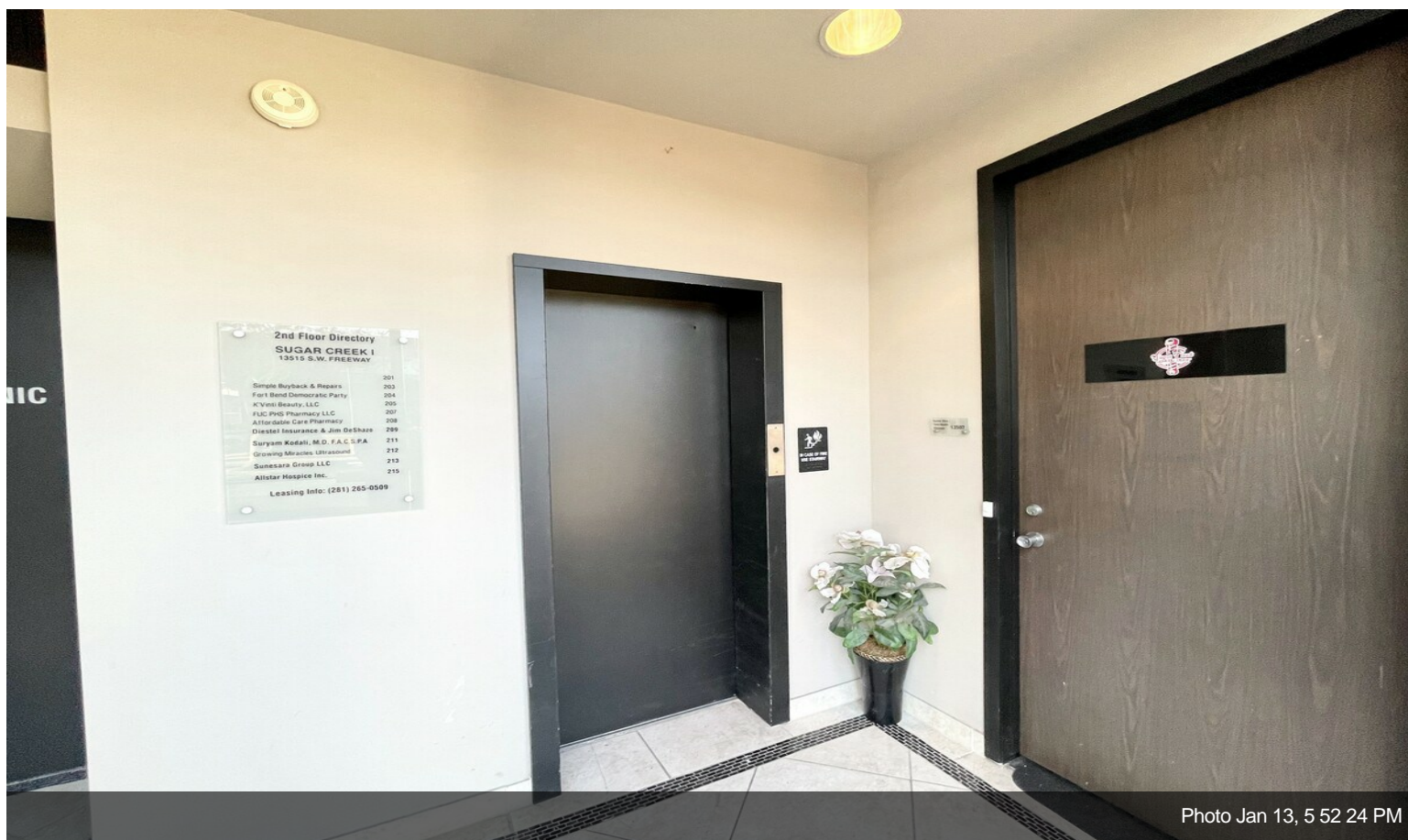


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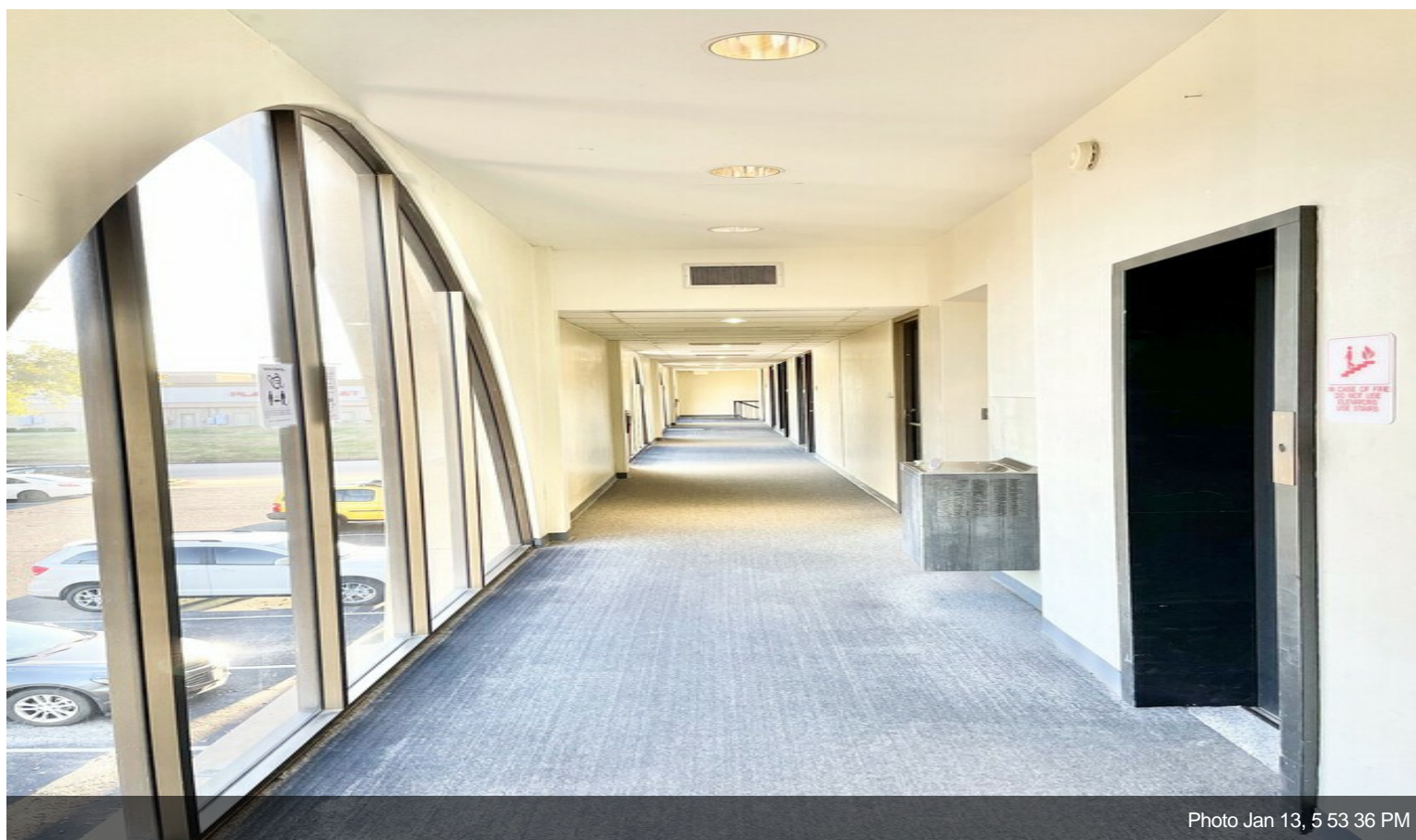


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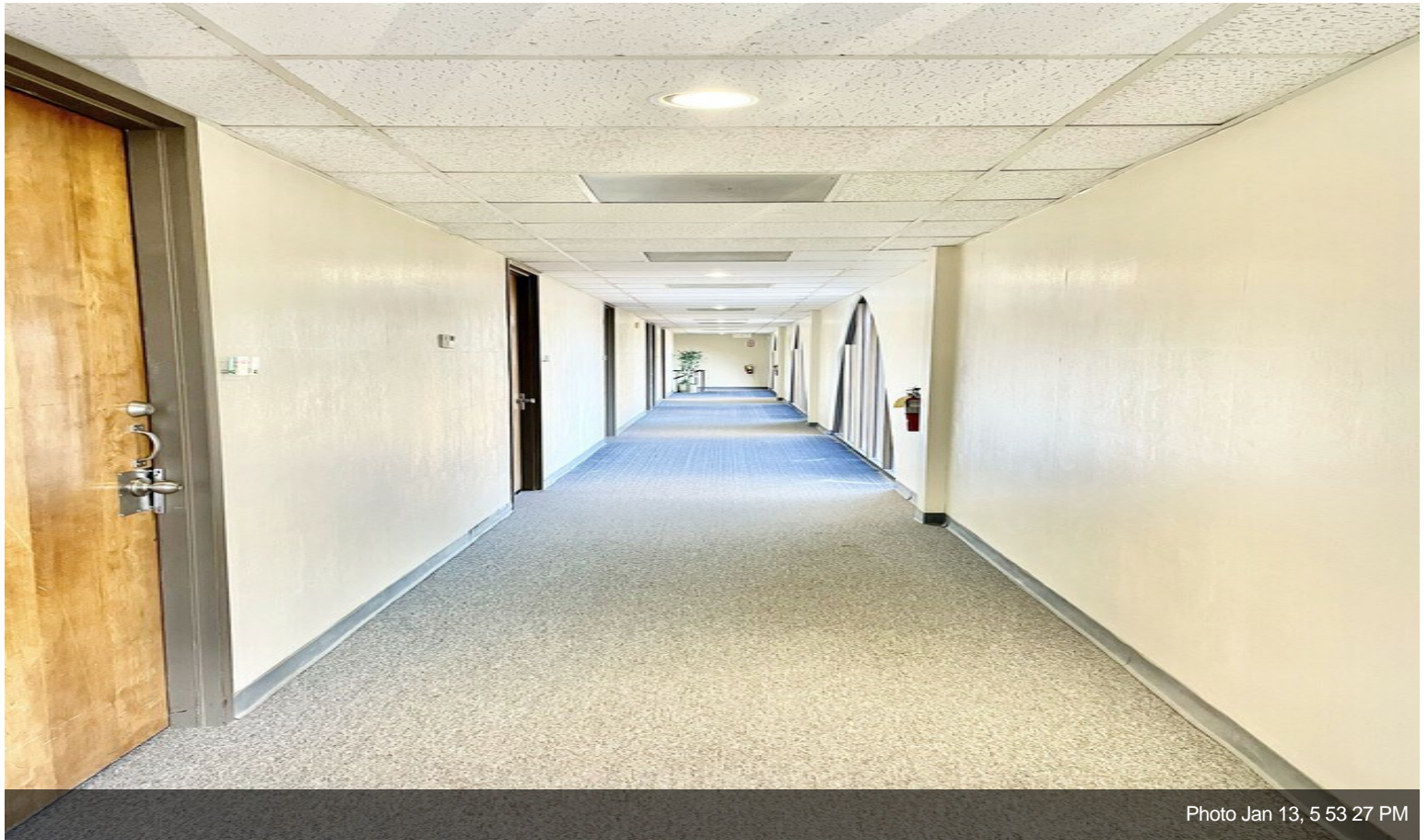


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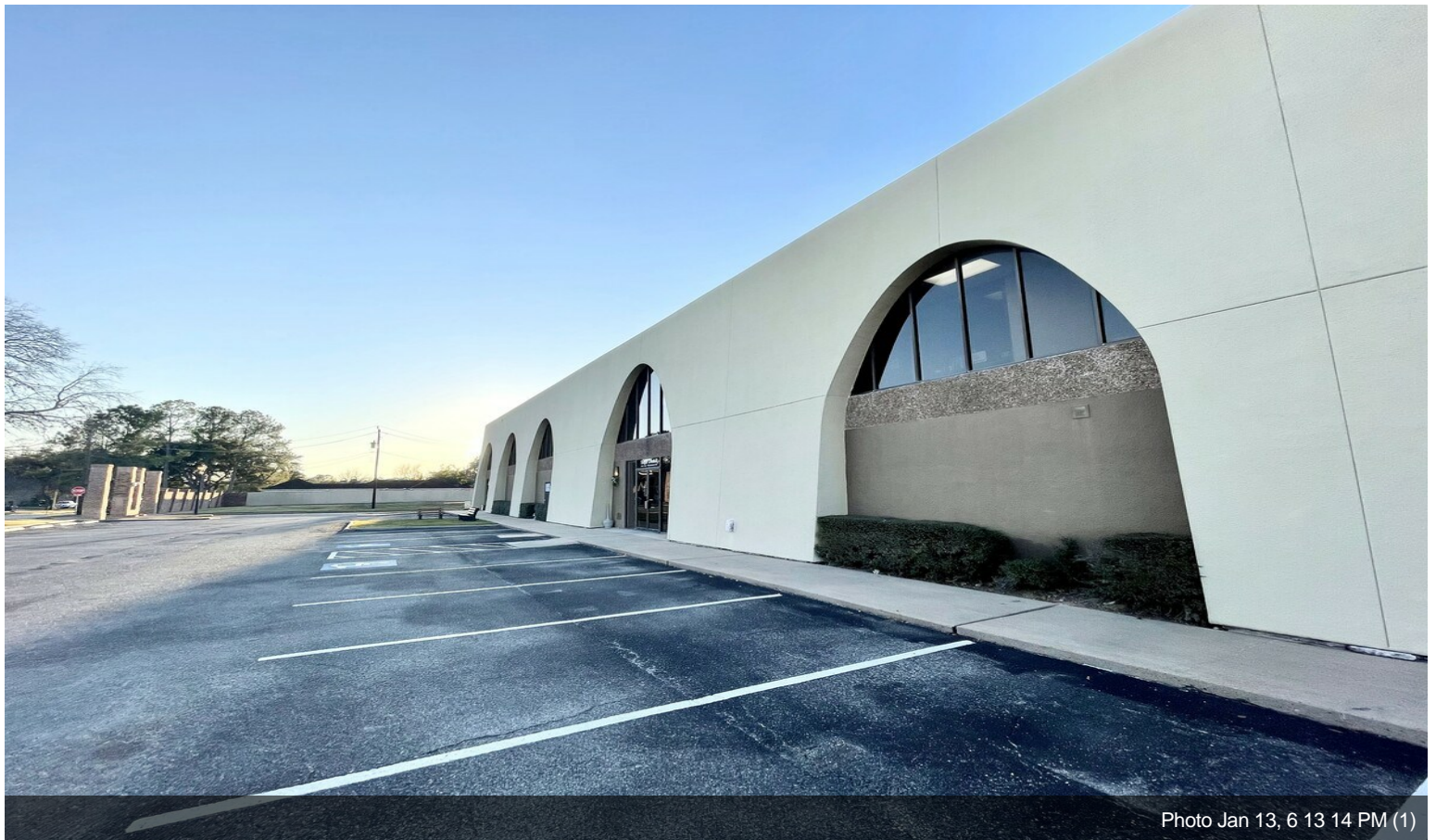


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