

FOR LEASE

TRUENORTH
COMMERCIAL REAL ESTATE



TRUE NORTH COMMERCIAL REAL ESTATE

8522 Broadway #109
San Antonio, Texas 78217
210.598.7964
www.truenorthcre.com

SHOPS AT SPRING VILLAGE

2203-2209 Spring Stuebner Road
Spring, Texas 77389

SHOPS AT SPRING VILLAGE

Spring, Texas

PROPERTY HIGHLIGHTS

- Multi-tenant retail center
- Long-term net leases to notable national tenants
- High-traffic location in densely populated retail corridor
- Excellent visibility and access to over 17,000 vehicles per day
- Immediate access to Interstate 45
- Prominent pylon sign facing main access road featuring all tenants
- Across the street from a Kroger-anchored shopping center
- Central location near large employers and schools including Exxon Mobil Houston Campus, Southwestern Energy, ABS Group and HP's Spring, Texas Campus
- Large, affluent customer base

PROPERTY INFORMATION

Center Size	20,938 SF
Space For Lease	1,658 SF
Rental Rate	\$28.00 PSF
NNN	\$9.50 PSF
Year Built	2017

DEMOGRAPHICS

Population (2021)	1 Mile - 5,924 3 Miles - 65,774 5 Miles - 238,638
Average Household Income	1 Mile - \$125,655 3 Miles - \$119,737 5 Miles - \$106,209
Traffic Count	48,000± VPD on IH-45 at Spring Cypress Rd

FOR MORE INFORMATION PLEASE CONTACT:

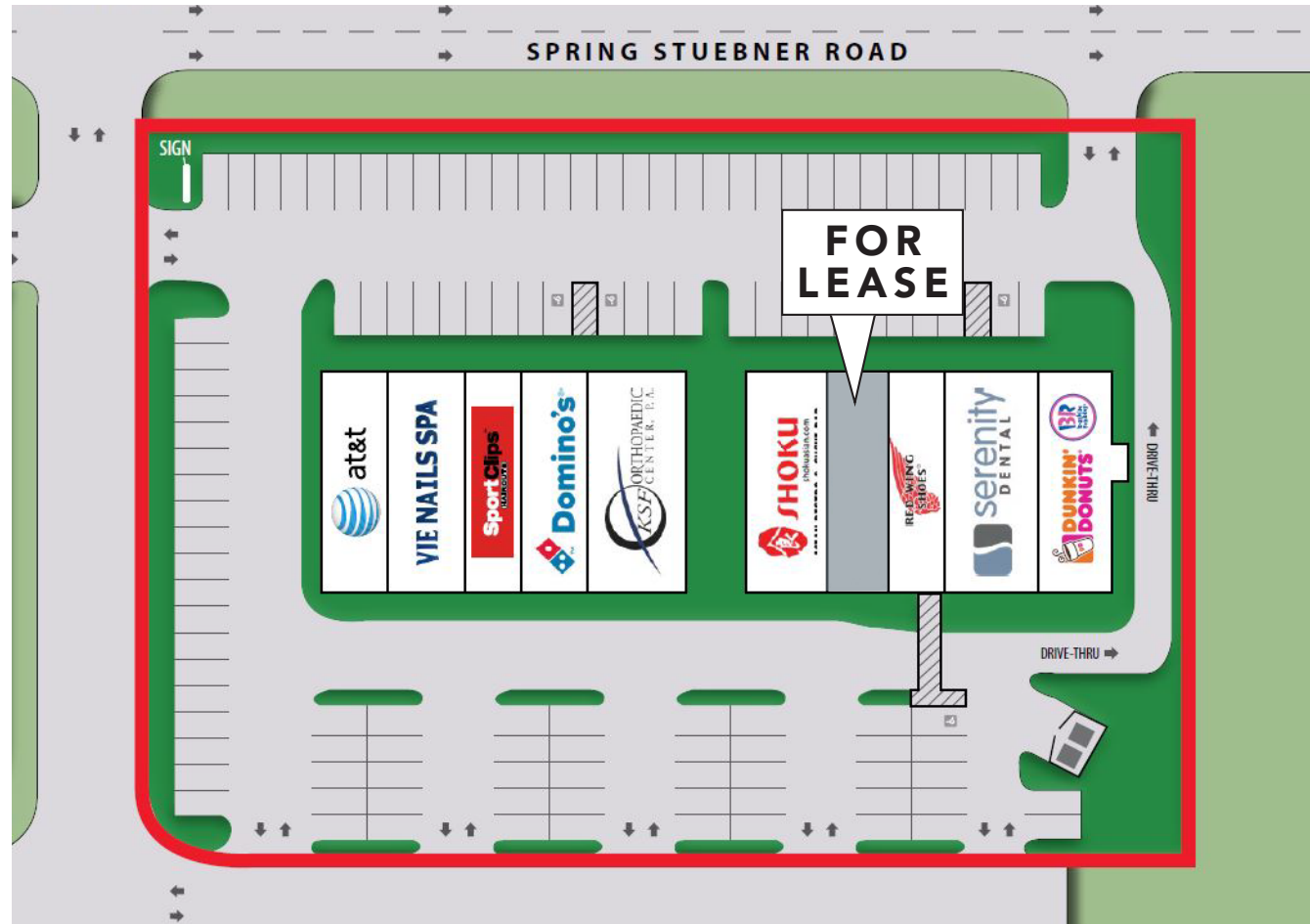
Alex Gerber, CEO

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SITE PLAN



FOR MORE INFORMATION PLEASE CONTACT:

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