

TWO TENANT PAD FOR SALE OR LEASE

# HIGHLY VISIBLE END-CAP AVAILABLE

Former Blockbuster Video | Shadow Anchored by Walmart and Sam's Club

I-45 @ LOOP 336 N :: CONROE, TX

±6,500 SF AVAILABLE



For information, contact:

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## PROPERTY HIGHLIGHTS

- Excellent visibility from I-45 and Loop 336
- Monument opportunity available
- Ease of ingress and egress
- Located in a major retail intersection in north Conroe
- Directly across Loop 336 from Academy, Conn's, Spec's, Anna's Linens, Petco, Tuesday Morning, Rent-A-Center and 99 Cent Only

## AREA RETAILERS



## DEMOGRAPHICS

2011 Estimated Demographics	1 mile	3 miles	5 miles	Traffic Counts	Cars Per Day (CPD)
Population	7,323	44,488	67,587	IH 45 south of Loop 336N	102,000
Avg. Household Income	\$54,304	\$55,803	\$58,472	Loop 336N west of IH 45	17,800

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**Retail 24/7.**

**CBRE**

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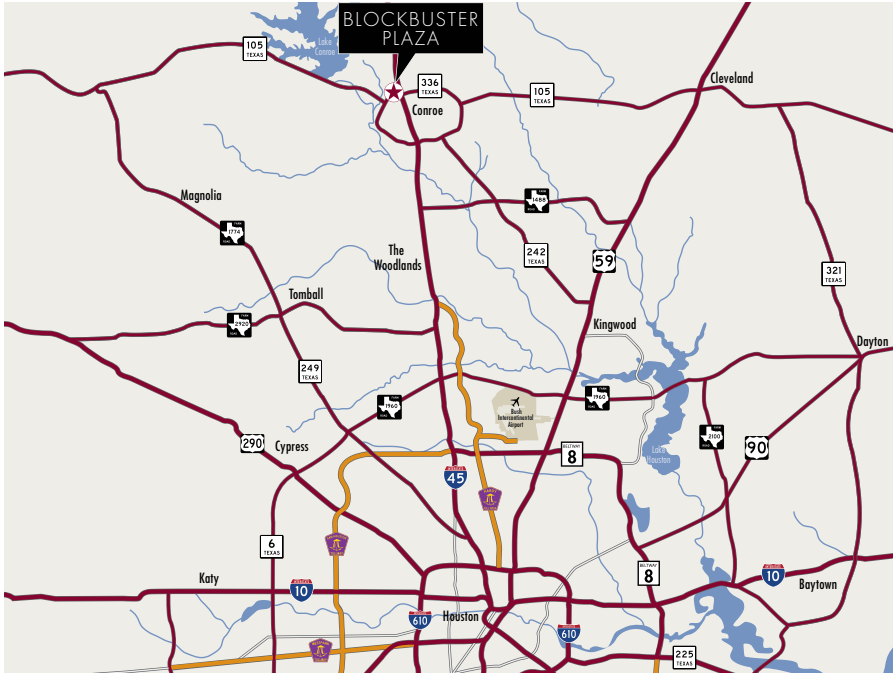
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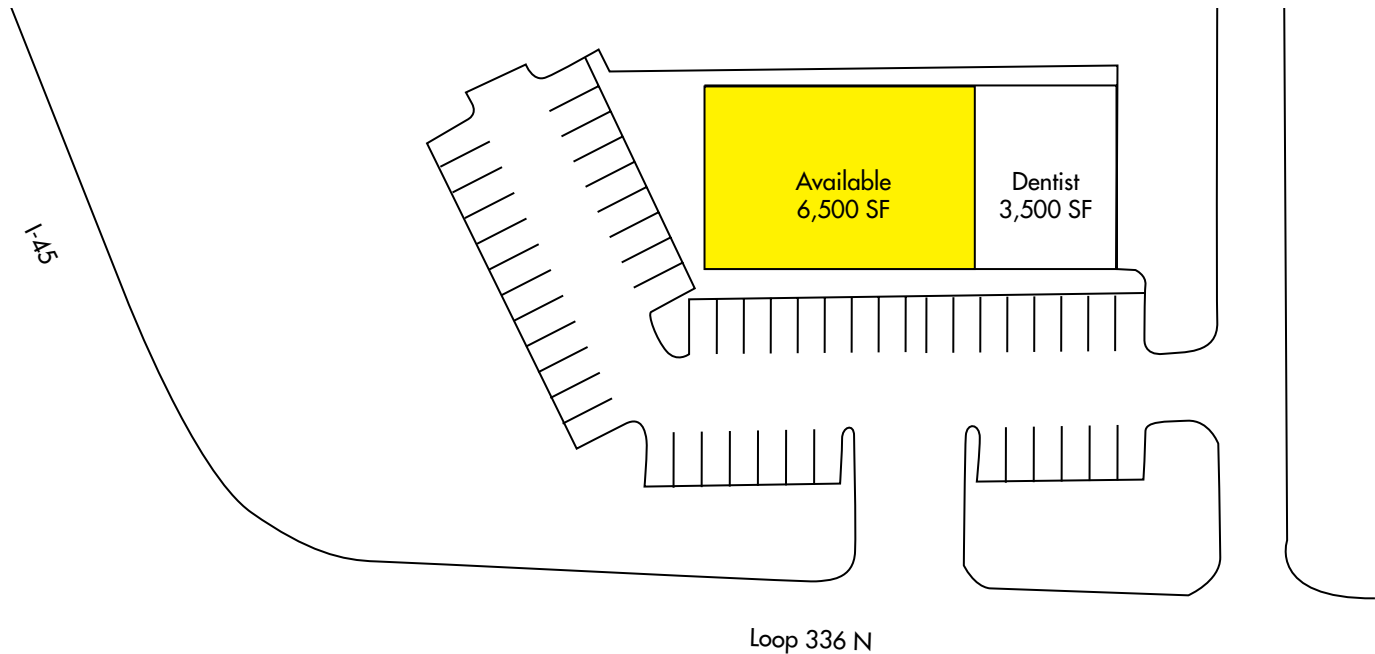
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## LOCATION



## SITE PLAN



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