

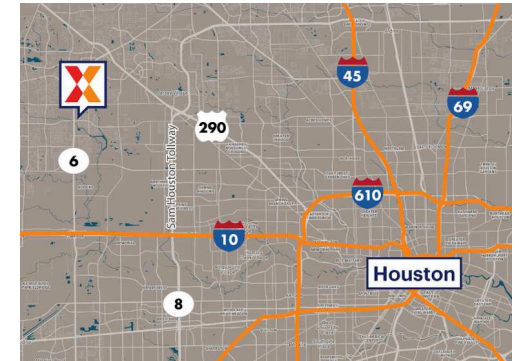


Houston-The Woodlands-Sugar Land, TX

HEARTHSTONE CORNERS

29.869451, -95.644188
6106-6194 Highway 6 North | Houston, TX 77084

CENTER SIZE: 208,147 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	21,173	149,713	310,469
🏠	7,221	48,681	100,746
💰	\$76,678	\$89,339	\$92,452

Located in the heart of Copperfield's retail node with more than 2MM SF of retail

Strong anchor tenant lineup including El Rancho and Big Lots

Shopping center surrounded by a dense population of 150,000+ with an average household income of \$89,000+ within a 3-mile radius

High visibility at the intersection of Hwy 6 from 50,980+ vehicles daily, and W Little York Rd with 28,790+ vehicles daily

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AVAILABLE SPACE

02	2,000 SF	26	1,283 SF
07	2,984 SF	27	1,250 SF
12	1,200 SF		
13	1,770 SF		
16	2,880 SF		

CURRENT RETAILERS

N.A.P.	Chevron	
01	Bridgestone/Firestone	5,280 SF
03	Nemo & Friends Aquariums	2,000 SF
05	Allstate	1,973 SF
06	Am Cleaners & Alterations	1,654 SF
08	Postal 'N' Shipping Center	1,800 SF
09	Julia's Mexican Restaurant	1,790 SF
10	Today's Hairstyles	1,200 SF
11	Lan's Nails	1,185 SF
14	XL Parts	10,788 SF
15	Big Lots	30,000 SF
18	Conn's	39,998 SF
20	Rodeo Dental	8,640 SF
21	El Rancho	62,666 SF
22	Aguirre's Tex-Mex	1,680 SF
23	Wingstop	1,200 SF
24	First Watch	4,500 SF
25	Fort Liquor	1,928 SF
28	Elite Tax, Travel & Financial Services	754 SF
29	Tahini Plus	4,000 SF
30	Cici's Pizza	4,900 SF
31	Dickey's Barbecue Pit	2,100 SF
32	B&B Barbershop	994 SF
33	Mom's Washateria	3,750 SF

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