



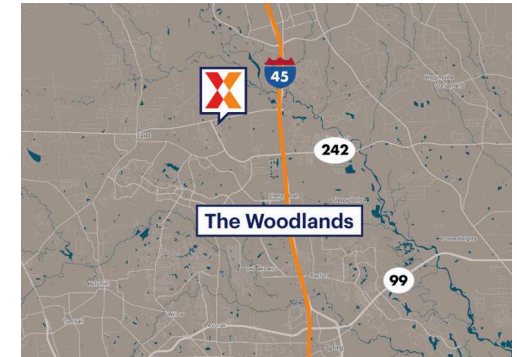
# Houston-The Woodlands-Sugar Land, TX

## WINDVALE CENTER

30.228366, -95.509866  
College Park Drive | Woodlands, TX 77384



**CENTER SIZE:** 101,088 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	9,112	47,106	126,506
🏠	3,297	17,791	47,173
💰	\$127,714	\$141,849	\$143,510

Retail space for lease located at the highly trafficked signalized intersection of FM 1488 (42,000 VPD) & College Park Dr. (36,000 VPD) in The Woodlands

The Woodlands is a master planned community 30 miles North of Houston which has experienced 94% population growth since 00' and is home to multiple corporate headquarters including Exxon's new world headquarters (10,000 employees)

Close proximity to Lone Star Community College, The University Center, as well as major medical complexes including St. Luke's Hospital, The Methodist Hospital, and Texas Children's Hospital

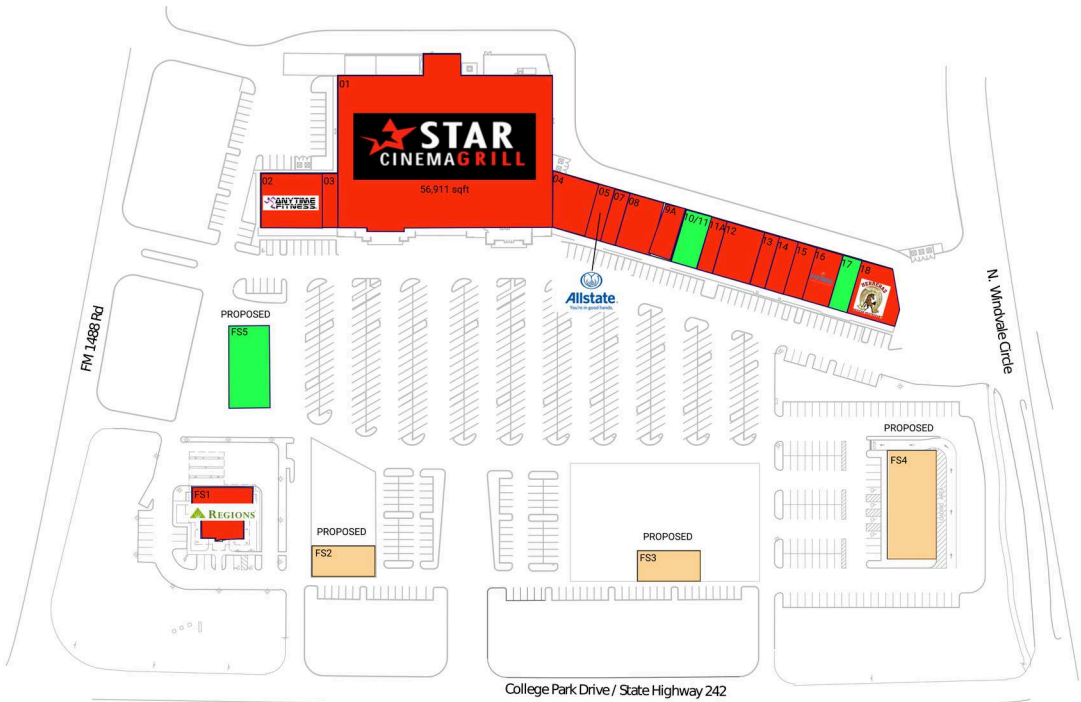
Surrounded by rapidly growing affluent communities with 47,000+ people and an average household income of \$141,000+ within 3 miles

Pad sites available

Houston-The Woodlands-Sugar Land, TX

# WINDVALE CENTER

30.228366, -95.509866  
College Park Drive | Woodlands, TX 77384



AVAILABLE SPACE

FS5	3,000 SF
10/11	2,387 SF
17	1,750 SF

PAD OPPORTUNITIES

FS2	6,000 SF
FS3	9,000 SF
FS4	16,000 SF

CURRENT RETAILERS

FS1	Regions Bank	5,000 SF
01	Star Cinema Grill	56,911 SF
02	Anytime Fitness	5,550 SF
03	Golden Chop Stix	1,400 SF
04	Swim Labs	3,740 SF
05	Allstate	1,400 SF
07	MW Cleaners	1,400 SF
08	U.S. Recruiting Office	3,150 SF
9A	Armstrong McCall	2,100 SF
11A	Tweeze Nailz & Spa	1,463 SF
12	Shogun Japanese Grill & Sushi	3,500 SF
13	SpiderSmart	1,400 SF
14	The Woodlands Hair Elite	1,750 SF
15	Fishburn Violin Shop	1,750 SF
16	Partners in Dentures and Impants	2,450 SF
18	Herrera's Mexican Restaurant	3,587 SF

3004 - 02.13.25