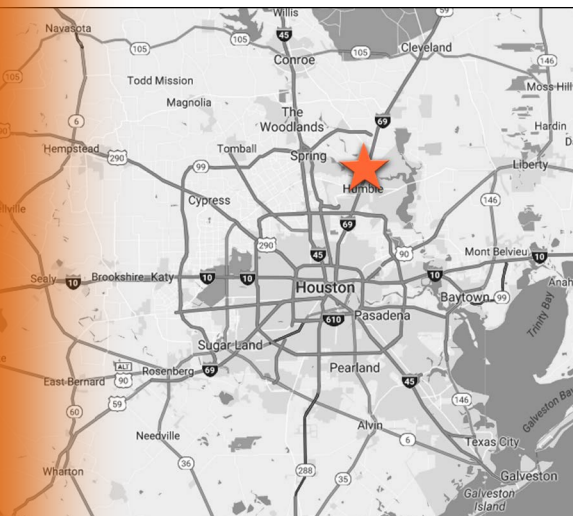


# KINGWOOD RETAIL SPACE

## SEC US 59 & NORTHPARK DR, KINGWOOD, TEXAS 77339

### PROPERTY INFORMATION:

- 1,200 SF for Lease
- Stand Alone ATM opportunity
- Showbiz Anchored Center
- 10:1,000 Parking Ratio
- Brand New 102,828 SF HEB Center across US 59 / Eastex Fwy.
- Adjacent to Cracker Barrel
- Call for Pricing



**Contact: Campbell Anderson**  
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**Collins Orr**  
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8554 Katy Freeway, Suite 100  
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## Demographics:

### 1 Mile Radius

Population: 10,221  
Annual Growth Rate: 3.72%  
Total Daytime Pop: 9,461  
Avg HH Income: \$74,525

### 2 Mile Radius

Population: 30,220  
Annual Growth Rate: 3.09%  
Total Daytime Pop: 30,529  
Avg HH Income: \$93,083

### 3 Mile Radius

Population: 51,163  
Annual Growth Rate: 2.37%  
Total Daytime Pop: 47,511  
Avg HH Income: \$97,185

### 5 Mile Radius

Population: 118,434  
Annual Growth Rate: 2.37%  
Total Daytime Pop: 112,801  
Avg HH Income: \$104,878

## Traffic Counts:

### Eastex Fwy/Hwy 59:

146,781 VPD (TXDOT 2018)

### Northpark Dr:

39,547 VPD (TXDOT 2018)

### Loop 494:

12,812 VPD (TXDOT 2018)



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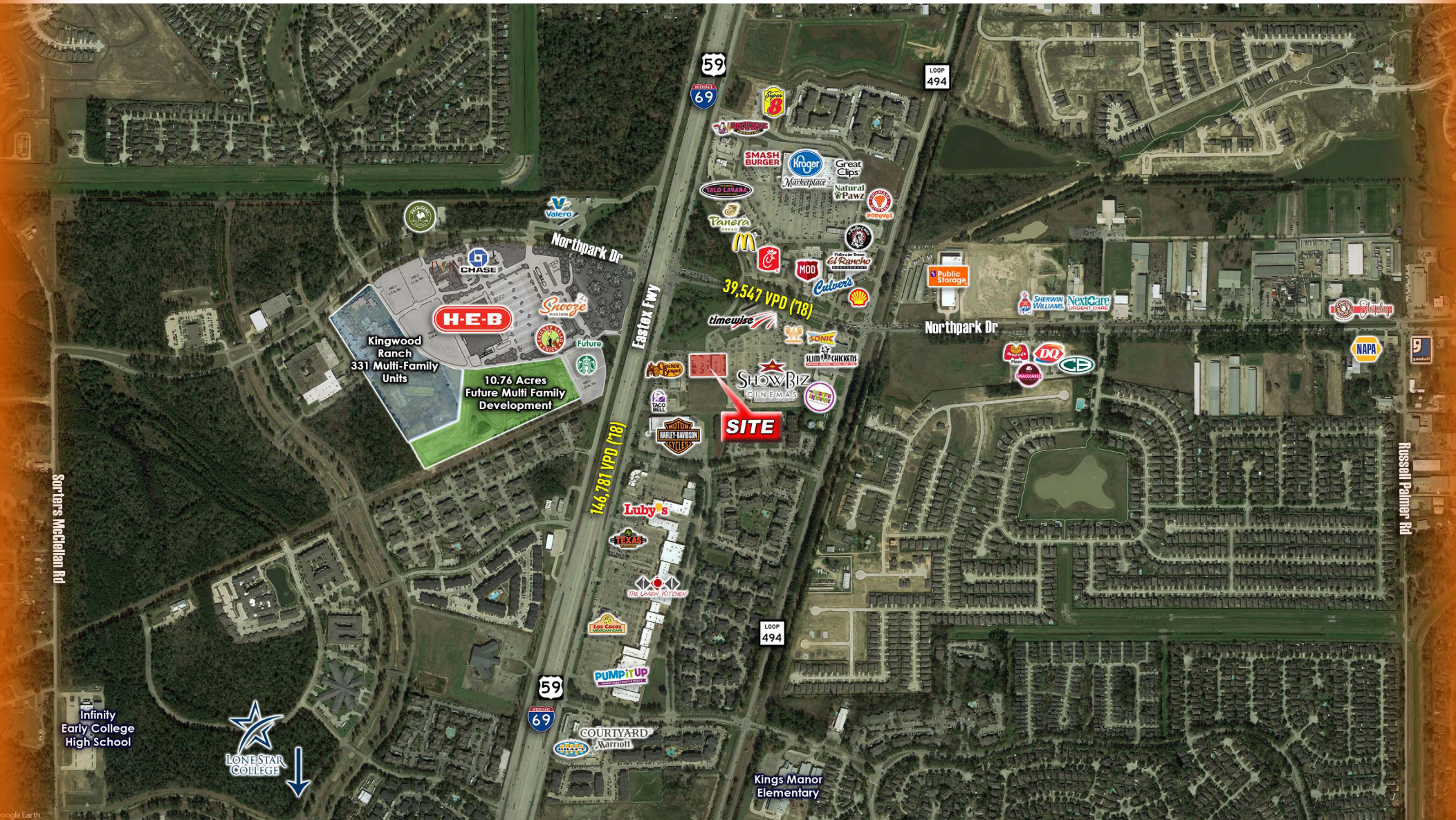


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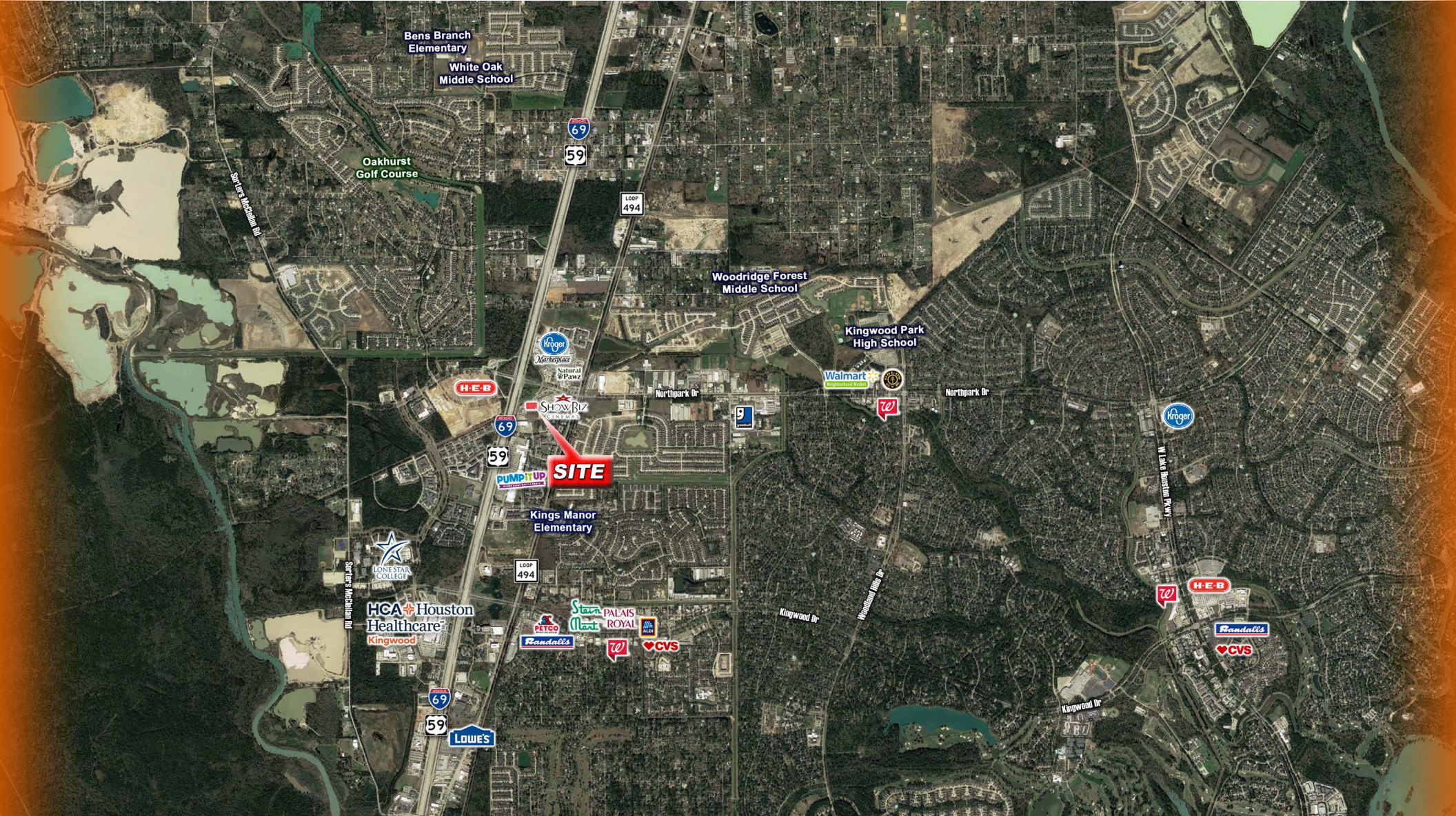


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