

For Lease

**Last Space Remaining!
White Box - Ready to Move In**



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hpiproperties.com

Shops at Breakwater II

16402 W. Lake Houston Pkwy
Houston, Texas 77044

For Lease



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SHOPS AT BREAKWATER II

16402 W. Lake Houston Pkwy, Houston, Texas 77044

Property Information

Space For Lease	1,565 SF White Box
Rental Rate	\$30.00 PSF
NNN	\$8.50
Total Sq. Ft.	8,725 SF

Property Highlights

- Only ¼ mile from Lone Star College
- Right across from The Groves; The 1,000 Ac single family community with room for 2,200 homes with price ranges from \$240K-\$600K
- Located on W Lake Houston Pkwy at lighted intersection
- New median cut into property

Demographics

Population	2 mi. - 24,909
	3 mi. - 67,033
	5 mi. - 110,248
Average Household Income	2 mi. - \$117,898
	3 mi. - \$112,459
	5 mi. - \$109,937
Traffic Count	Lake Houston (n of site): 29,000 vpd Lake Houston (s of site): 28,000 vpd

For More Information

Jonathan Aron
Senior Associate
 jonathan@hpiproperties.com

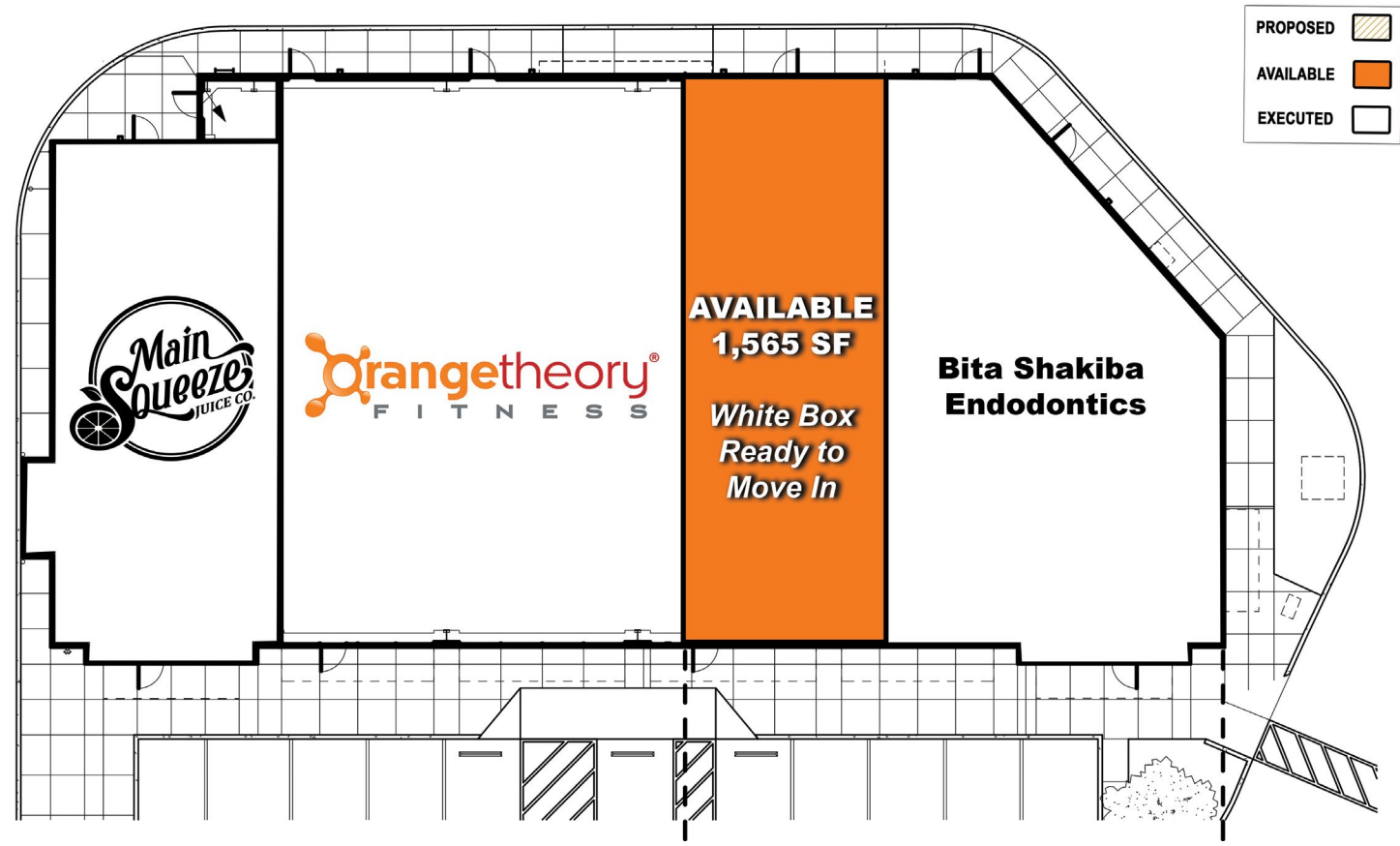
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SHOPS AT BREAKWATER I

- Comet CLEANERS AND LAUNDRY
- chicks with class
- Southern Maid CLEAN, MIXED, BLEND, DONATE
- Trinity HEALTH AND FAMILY PRACTICE
- CLUB PILATES
- Brother's Pizza
- Utopia Nail Salon
- Four Lions Dental Boutique



**- SHOPS AT -
BREAKWATER II**



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LONE STAR COLLEGE
900 Students

Kids R Kids Learning Academics
300 Units

Lakeshore
1,151 Homes

The Groves
765 Built Homes
1,000 Acres Land

Lakeshore Elementary School
700 Students

THE POINTE AT WEST LAKE
apartment homes
287 Units

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21,924 VPD

WEST LAKE HOUSTON PKWY

BREAKWATER PATH DR

SOLD

For Lease



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BREAKWATER II**

**Land Tejas
2,397 Projected
Rooftops**

**Proposed
Humble ISD
Middle &
High School**

**Lakewood Pines
Estates
800 Rooftops**

**Summer Lakes Ranch
1,650 Rooftops**

Summer Lake Ranch

Stillwater

**SAN JACINTO
COLLEGE**
Your Goals. Your College.

**FMC Technologies
1,800 Employees**

**Generation Park
1,000,000 SF Office Space
for 1,800 Employees**

**Spring Trace
128 Homes**

