

For Lease



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hproperties.com

Shops at Alden Bridge

SWC of FM 1488 & Kuykendahl Rd

3759 FM 1488, The Woodlands, Texas 77382

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SHOPS AT ALDEN BRIDGE

3759 FM 1488, The Woodlands, Texas 77382

Property Information

Space For Lease	1,040 SF 1,200 SF 1,500 SF 2,820 SF
Rental Rate	Call for Pricing
NNN	\$8.50 PSF
Total Sq. Ft.	33,653 SF

Property Highlights

- Across from HEB
- Signalized Intersection
- Easy Access & Excellent Visibility

Demographics

Population (2020)	2 mi. - 31,126
	3 mi. - 49,884
	5 mi. - 118,192
Average Household Income	2 mi. - \$151,716
	3 mi. - \$155,772
	5 mi. - \$154,505
Traffic Count	FM 1488: 42,000 VPD Kuykendahl Rd: 7,000 VPD

Contact Information

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FM 1488

42,000 VPD



Kuykendahl Rd

7,000 VPD

**CVS
pharmacy**

**H-E-B
FUEL**

H-E-B

**Methodist
ER
Facility**

1,500 SF

1,040 SF

**Sydney
Nails & Spa**



**AVAILABLE
2,820 SF**

**1,200 SF
Hair Salon**

**Oasis Massage
Therapy**

Orthodontist

**Pediatric
Dentist**

**Made Ya
Smile
Dentist**

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