

# GRAND PARKWAY MARKETPLACE II

SPRING STUEBNER RD. & KUYKENDAHL RD., SPRING, TX

MANAGED BY AN AFFILIATE OF



GLA: 229,825 SF

ACRES: 36







PARKING SPACES: 1,546

PARKING RATIO: 6.7 per 1,000 SF

MSA: Houston-The Woodlands-Sugar Land (TX)

WEB LINK: [kimcorealty.com/1758](http://kimcorealty.com/1758)

## DEMOGRAPHICS

	 POPULATION	 DAYTIME POPULATION	 HOUSEHOLDS	 AVG. HH INCOME	 MED. HH INCOME	 PER CAPITA INCOME
2017 ESTIMATES						
1 MILE	7,654	7,246	2,369	\$111,381	\$91,955	\$34,472
3 MILE	64,182	49,278	20,774	\$110,532	\$89,338	\$35,787
5 MILE	197,184	146,944	67,337	\$115,098	\$89,714	\$39,350
10 MILE	782,325	756,758	277,116	\$103,179	\$76,970	\$36,604

## LEASING REPRESENTATIVE

**DOUGLAS SCHOOLEY**

(972) 638-5242 | [dschooley@kimcorealty.com](mailto:dschooley@kimcorealty.com)

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## TENANT

TENANT	SQFT
1 Hobby Lobby	55,000
2 Academy Sports & Outdoors	63,182
15 Available	1.79 ac
17 Available	0.66 ac
19 Russo's New York Pizzeria	2,200
23 Available	0.64 ac
24 Palace Nails & Spa	4,300
25 Emler Swim School	5,500
26 Eye Trends	2,625
27 Smoothie King	1,200
28 Valvoline	2,081
29 Lovett Dental	3,160
30 Chicken Salad Chick	2,367
33 Marco's Pizza	1,800
34 Damsels & Blokes	1,500
35 Tune Up 'The Manly Salon'	1,800
36 Blue Lion Salon Studios	10,000
37 Starbucks Coffee	2,000
38 Burgerim	1,800
39 LA Fitness	34,000
40 Whataburger	3,500
41 Walk-On's Bistreaux and Bar	
42 Beds To Go	5,700
43 Xfinity	2,000
44 Wellness Thai Massage & Day Sp	1,500
45 Quick Weight Loss Centers	1,500
46 Spec's Wine & Spirits	7,552
47 Orange Leaf Frozen Yogurt	2,000
48 Available	2,210
49 Hula Poke	1,652
50 Men's T Clinic	1,946
51 Available	3,925
52 Crave Hot Dogs and Barbeque	2,450

Availability

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Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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Revision Date: 11/03/15  
Original Date:

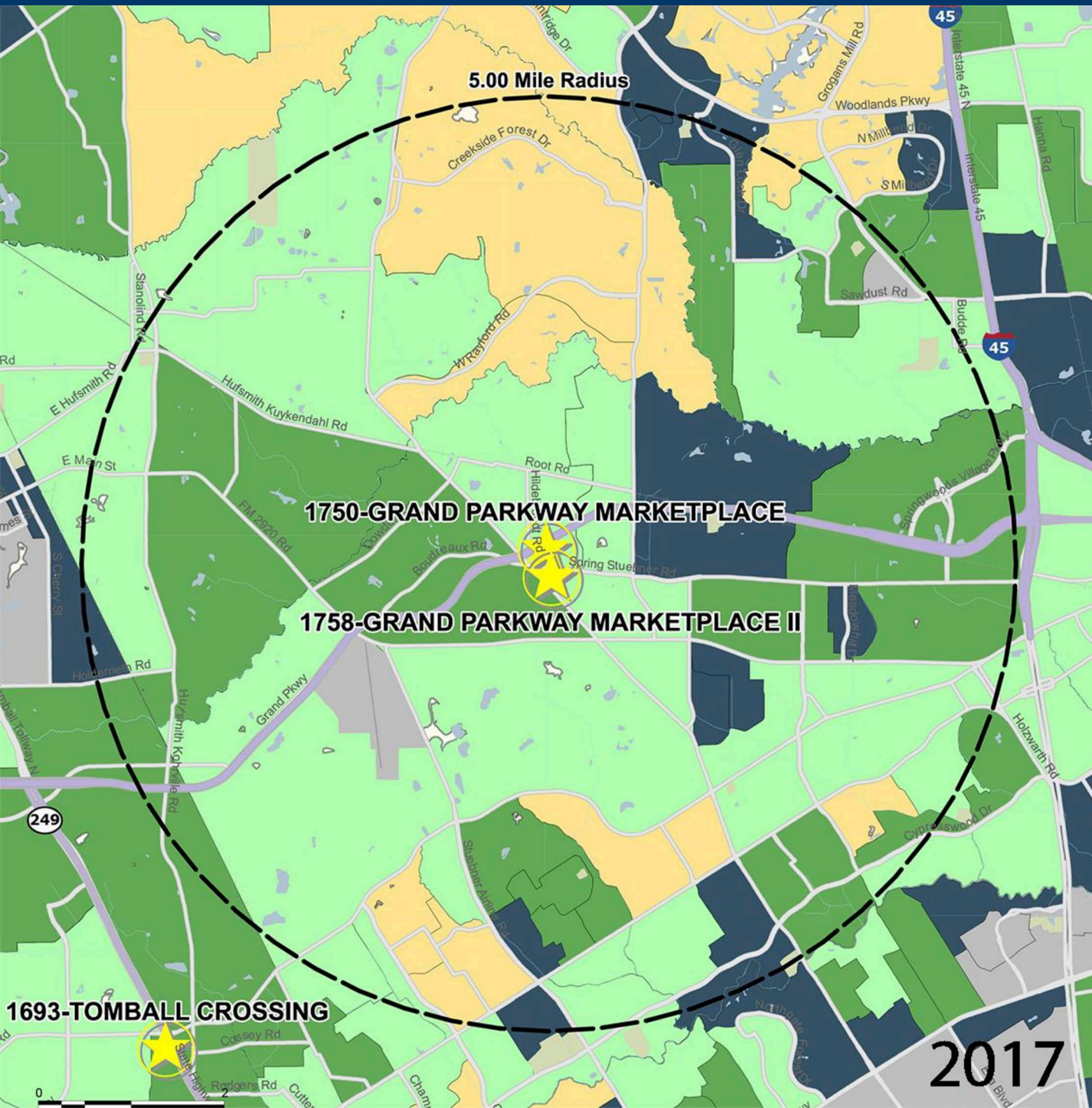
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## DEMOGRAPHICS

2017 ESTIMATES	1-MILE	3-MILE	5-MILE
POPULATION	7,654	64,182	197,184
DAYTIME POP	7,246	49,278	146,944
HOUSEHOLDS	2,369	20,774	67,337
AVERAGE HH INCOME	\$111,381	\$110,532	\$115,098
MEDIAN HH INCOME	\$91,955	\$89,338	\$89,714
PER CAPITA INCOME	\$34,472	\$35,787	\$39,350

Trade Area Systems, Updates of 2010 Census Data by Synergos

Average Household Income by Block Group



Popstats, 4Q 2016 rev., Trade Area Systems

2017