

FOR LEASE

SPRING CYPRESS CENTER

4740 SPRING CYPRESS ROAD, SPRING, TX 77379



PROPERTY OVERVIEW

Spring Cypress Center is located at the signalized intersection of Spring Cypress Road and Kuykendahl Road in the dense residential submarket in Northwest Houston. The center is shadow-anchored by the Mega Regional Department of Public Safety and Attitude Trampoline Park that bring high traffic to the center. Current tenants include Dentistry, EMS 2day, Foot Reflexology, El Barrio Grill, Buzzles Shaved Ice, Nails by Jenn.

AVAILABLE SPACE:

Available SF:	2,297 divisible
Base rent:	Negotiable
Lease type:	NNN
Building size:	11,152
Year built:	1999
Lot size:	1.57 Acres
Market:	Houston
Submarket:	Northwest

LOCATION HIGHLIGHTS

- Excellent access, frontage and visibility
- Anchored by the Mega Regional Department of Public Safety and Attitude Trampoline Park
- Densely populated residential neighborhood
- Surrounded by national retail brands including: Walgreens, Wells Fargo, Bank of America, UPS, KFC, Lowe's, T-mobile, Starbucks, and many others
- Average household income of over \$120,000 within 5 miles
- Minutes from I-45 and HW 99
- No state income tax in Texas



Contact information:

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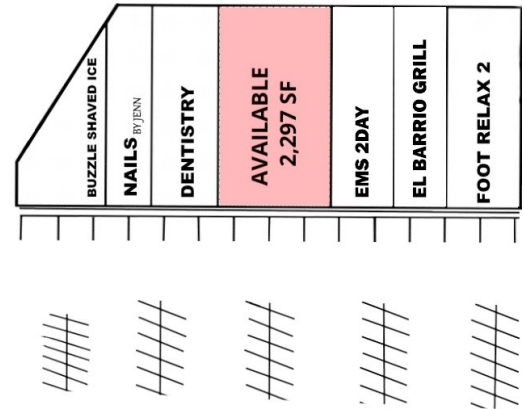
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DEMOGRAPHIC SUMMARY

	1 mile	3 miles	5 miles
2022 Population	13,041	108,199	257,294
2027 Population—Projected	13,314	111,079	265,105
Projected Population Growth 2022-2027	0.42%	0.53%	0.60%
2022 Daytime Population	11,229	88,813	241,490
2022 Households	4,228	36,814	91,031
2022 Average Household Income	\$141,243	\$128,827	\$121,508
Total Consumer Spending 2021	\$200 Million	\$1.9 Billion	\$4.8 Billion
Median Age	32.6	34.1	34.2
Average Household Size	3.1	2.9	2.8

SITE PLAN



TRAFFIC COUNTS:

Spring Cypress Rd: 23,671 VPD (TXDOT 2021)

Kuykendahl Rd: 27,906 VPD (TXDOT 2021)



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HOUSTON AT A GLANCE



- Largest city in Texas
- 4th most populous city in the US (2.3 million residents)
- 5th most populous metropolitan statistical area in the US (7.2 million residents)
- 7th largest US metro economy in the US
- 3.0 million jobs
- Over \$4.5 billion GDP
- 24 Fortune 500 companies' headquarters are located in Houston (3rd largest in the nation)
- 4th largest multi-airport system in the US
- Global hub for aerospace technology
- Largest Gulf Coast container port
- 1st in foreign waterborne tonnage
- Home to the world's largest medical complex

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