

For Lease

Missouri City Corners

5425 Highway 6
Missouri City, TX 77459



6,386 SF Available

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Property Highlights

FEATURES

- 2nd Generation Optometrist Office
- 2nd Generation Fitness Studio
- Walmart Shadow Anchored Center
- High Income Demographics and High Traffic Location
- High Visibility

PREMISES

- Total SF: 42,543 SF
- Available SF: 6,386 SF
- Rental Rate: \$21.00/SF
- NNN: \$4.67/SF

TRAFFIC COUNT

- Highway 6: 44,005
- Riverstone Blvd: 10,543 cpd

LOCATION

NE corner of Highway 6 and Riverstone Blvd.

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Area Retailers

KOHL'S

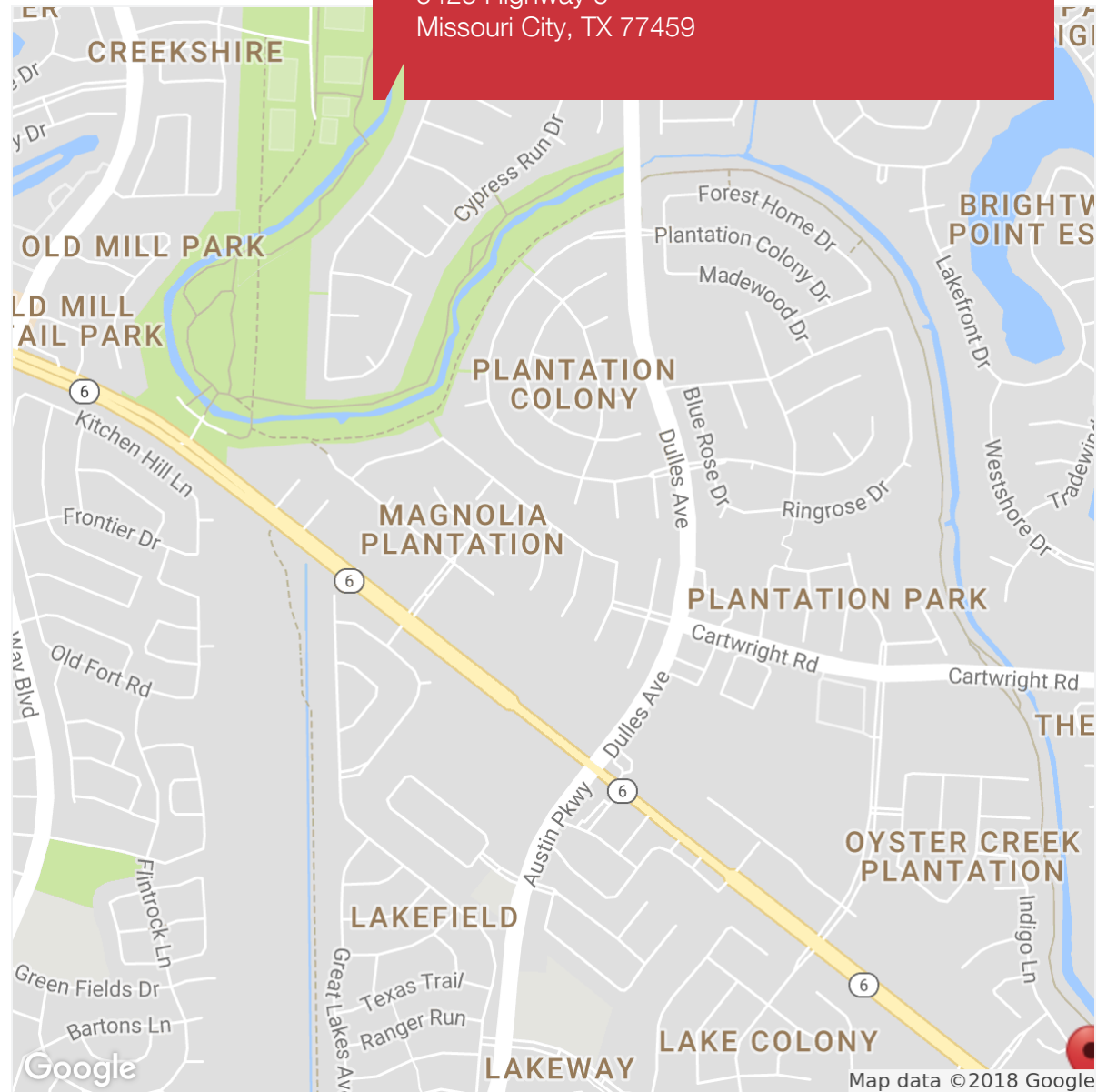


Walmart
Save money. Live better.

SUPER TARGET

PET SMART

LOWE'S



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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,813	79,997	163,282
MEDIAN AGE	37.2	37.7	37.7
MEDIAN AGE (MALE)	36.6	36.3	36.1
MEDIAN AGE (FEMALE)	37.8	38.8	38.9

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,936	25,512	53,549
# OF PERSONS PER HH	3.3	3.1	3.0
AVERAGE HH INCOME	\$110,348	\$106,505	\$105,930
AVERAGE HOUSE VALUE	\$256,592	\$243,274	\$239,480

RACE	1 MILE	3 MILES	5 MILES
% WHITE	42.1%	46.7%	44.4%
% BLACK	21.8%	20.8%	25.5%
% ASIAN	30.7%	26.0%	23.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% AMERICAN INDIAN	0.6%	0.5%	0.4%
% OTHER	3.6%	3.9%	4.3%

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
% HISPANIC	10.0%	14.9%	15.2%

* Demographic data derived from 2010 US Census

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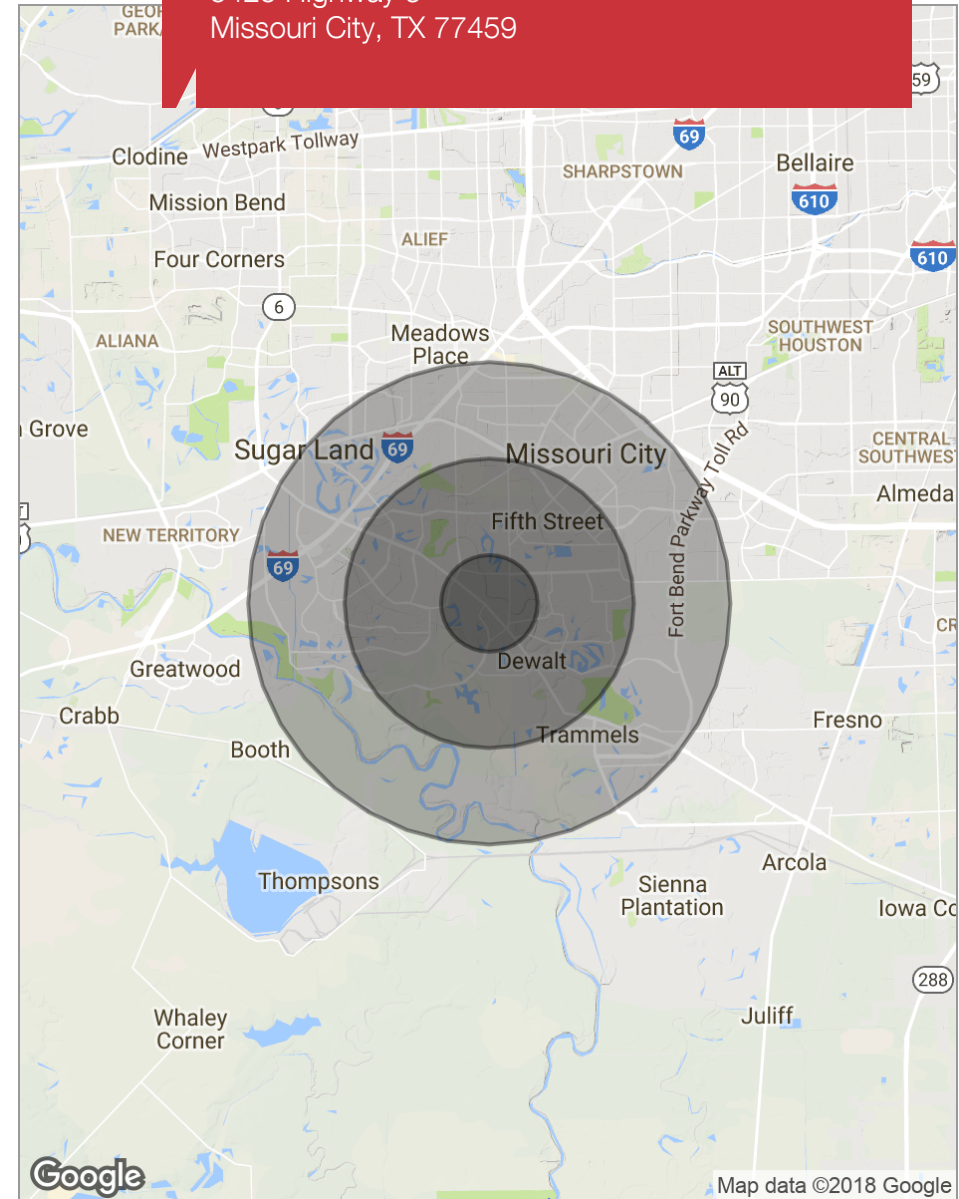
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