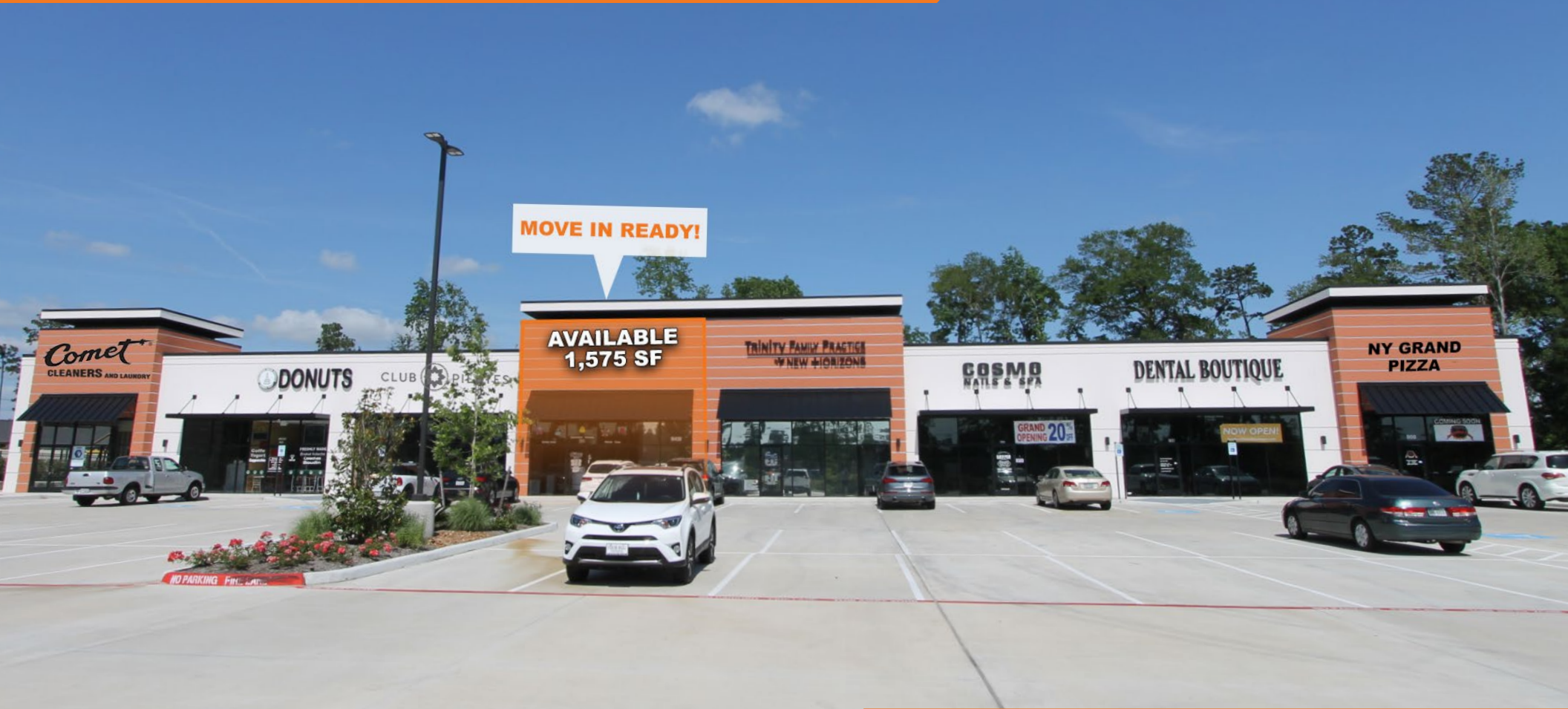


# For Lease



## Hunington

**Hunington Properties, Inc.**

3773 Richmond Ave., Suite 800

Houston, Texas 77046

**713-623-6944**

[hpiproperties.com](http://hpiproperties.com)

## Shops at Breakwater I

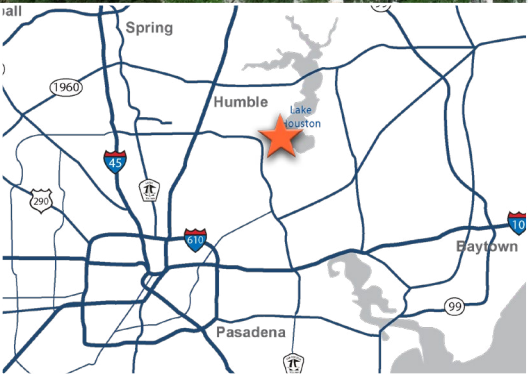
16430 W. Lake Houston Pkwy

Houston, Texas 77044

# For Lease



# Hunington



## SHOPS AT BREAKWATER I

16430 W. Lake Houston Pkwy, Houston, Texas 77044

### Property Information

Space For Lease	1,575 SF
Rental Rate	\$30.00 PSF
NNN	\$8.90
Total Sq. Ft.	15,500 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

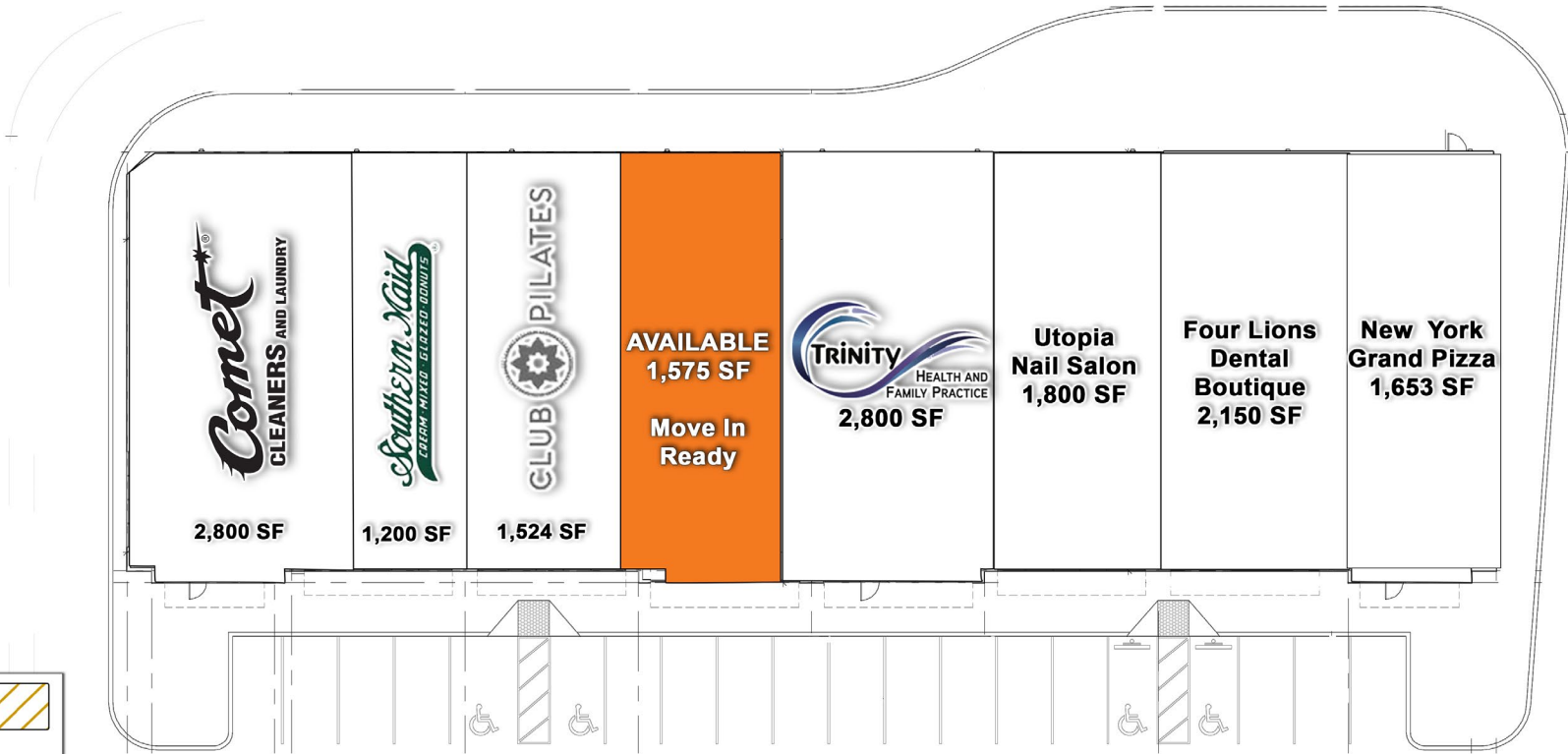
**Hunington Properties, Inc.**  
3773 Richmond Ave., Ste. 800, Houston, Texas 77046 • 713-623-6944  
[hpiproperties.com](http://hpiproperties.com)

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# For Lease



# Hunington



PROPOSED	
AVAILABLE	
EXECUTED	

# For Lease



# Hunington



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# For Lease



# Hunington

**LONE STAR COLLEGE**  
900 Students

**Kids R Kids**  
Learning Academics  
300 Students

*The Groves*  
765 Built Homes  
1,000 Acres Land

**Lakeshore Elementary School**  
700 Students

**THE POINTE**  
AT WEST LAKE  
apartment homes  
287 Units

**Lakeshore**  
1,151 Homes

21,924 VPD



**WEST LAKE HOUSTON PKWY**

**BREAKWATER PATH DR**

**Orangetheory FITNESS**

**Main Street Endodontics**

**Bitu Shakkiba Endodontics**

**- SHOPS AT -  
BREAKWATER I**

# For Lease



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