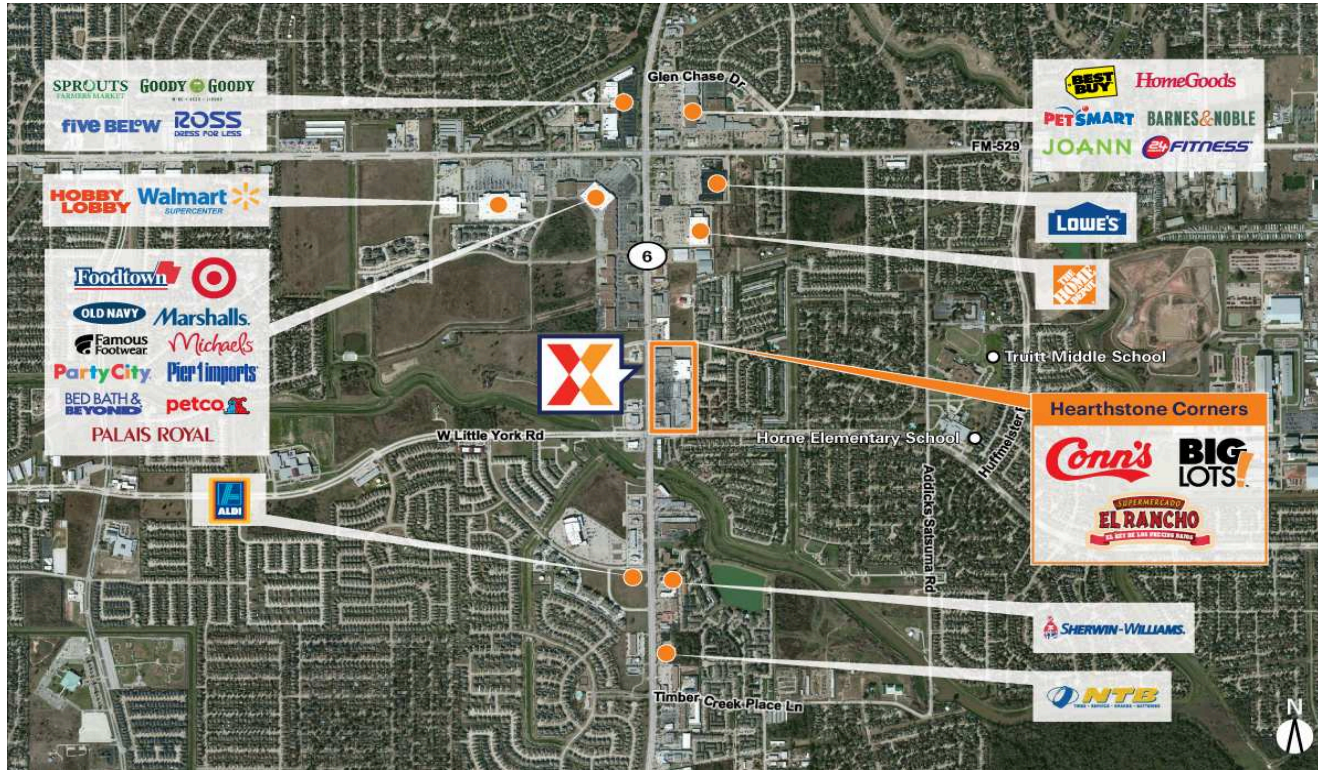


Hearthstone Corners

Houston-The Woodlands-Sugar Land, TX

29.8695, -95.6442

6106-6194 Highway 6 North | Houston, TX 77084



Center Size: 208,147 SF



Demographics	1 Mile	3 Mile	5 Mile
	21,284	150,023	311,176
	7,257	48,764	100,930
	\$78,143	\$90,645	\$94,507

Located in the heart of Copperfield's retail node with more than 2MM SF of retail

Strong anchor tenant lineup including El Rancho and Big Lots

Shopping center surrounded by a dense population of 150,000+ with an average household income of \$90,000+ within a 3-mile radius

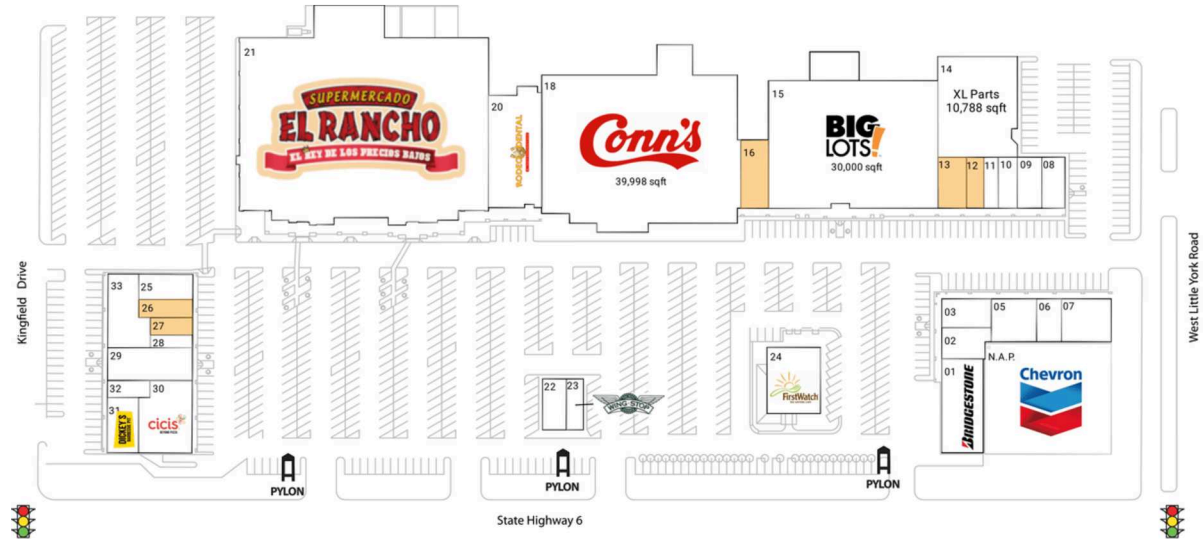
High visibility at the intersection of Hwy 6 from 50,980+ vehicles daily, and W Little York Rd with 28,790+ vehicles daily

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Available Space

12	1,200 SF
13	1,770 SF
16	2,880 SF
26	1,283 SF
27	1,250 SF

Current Retailers

N.A.P.	Chevron	0 SF
01	Bridgestone/Firestone	5,280 SF
02	Water Tree Hwy 6	2,000 SF
03	Nemo & Friends Aquariums	2,000 SF
05	Allstate	1,973 SF
06	Am Cleaners & Alterations	1,654 SF
07	Impact Dance Studio	2,984 SF
08	Postal 'N' Shipping Center	1,800 SF
09	Julia's Mexican Restaurant	1,790 SF
10	Today's Hairstyles	1,200 SF
11	Lan's Nails	1,185 SF
14	XL Parts	10,788 SF
15	Big Lots	30,000 SF
18	Conn's	39,998 SF
20	Rodeo Dental And Orthodontics	8,640 SF
21	El Rancho	62,666 SF
22	Aguirre's Tex-Mex	1,680 SF
23	Wingstop	1,200 SF
24	First Watch	4,500 SF
25	Fort Liquor	1,928 SF
28	Elite Tax, Travel & Financial Services	754 SF
29	Tahini Plus	4,000 SF
30	Cici's Pizza	4,900 SF
31	Dickey's Barbecue Pit	2,100 SF
32	B&B Barbershop	994 SF
33	Mom's Washateria	3,750 SF

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