

Windvale Center

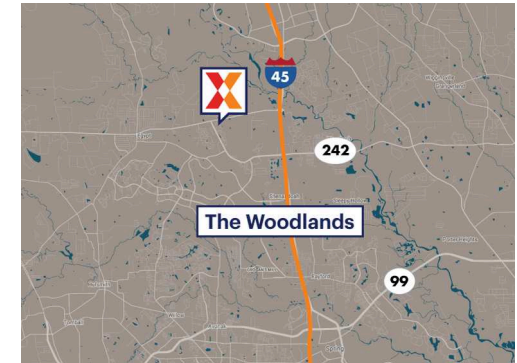
Houston-The Woodlands-Sugar Land, TX

30.2284, -95.5099

9420 College Park Dr. | Woodlands, TX 77384



Center Size: 100,688 SF



Demographics	1 Mile	3 Mile	5 Mile
	9,747	50,439	134,769
	3,595	18,992	50,145
	\$149,000	\$150,094	\$156,831

Retail space for lease located at the highly trafficked signalized intersection of FM 1488 (42,000 VPD) & College Park Dr. (36,000 VPD) in The Woodlands

The Woodlands is a master planned community 30 miles North of Houston which has experienced 94% population growth since 00' and is home to multiple corporate headquarters including Exxon's new world headquarters (10,000 employees)

Close proximity to Lone Star Community College, The University Center, as well as major medical complexes including St. Luke's Hospital, The Methodist Hospital, and Texas Children's Hospital

Surrounded by rapidly growing affluent communities with 50,000+ people and an average household income of \$150,000+ within 3 miles

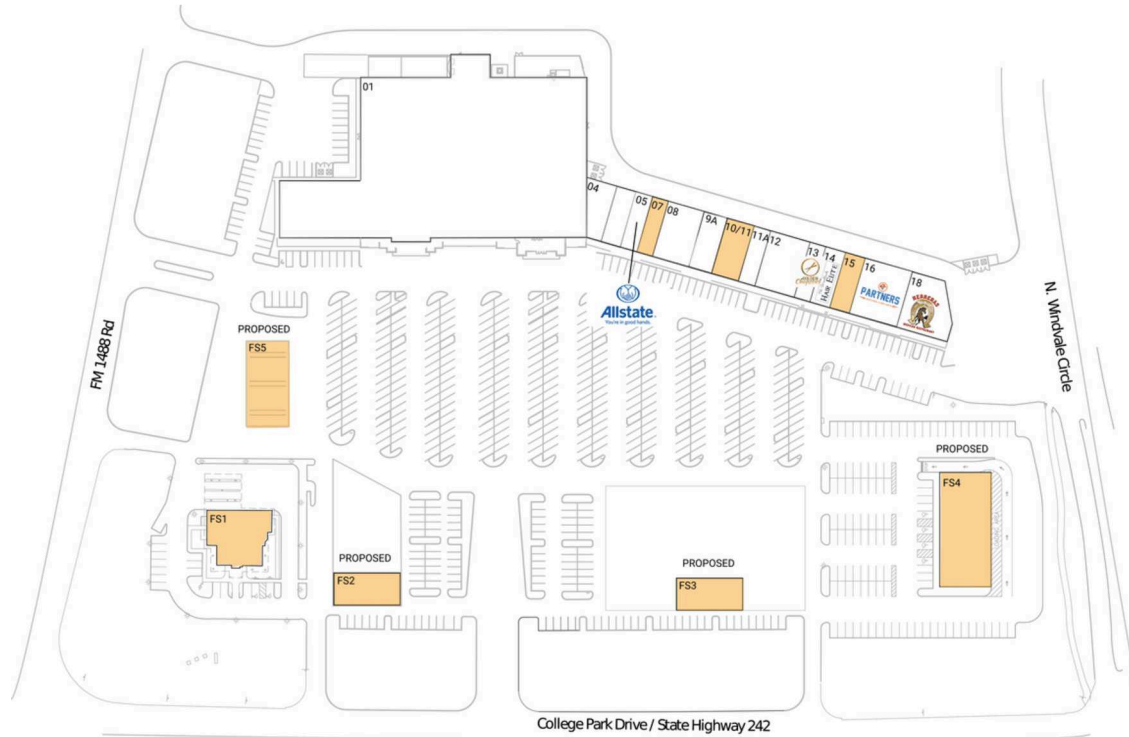
Pad sites available

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Available Space

FS1	5,000 SF
07	1,400 SF
10/11	2,387 SF
15	1,750 SF

Pad Opportunities

FS2 Drive-thru	6,000 SF/0.1
FS3 Drive-thru	9,000 SF/0.2
FS4 Drive-thru	16,000 SF/0.4
FS5	3,000 SF/0.1

Current Retailers

01	Tesla	63,861 SF
04	SwimLabs	3,740 SF
05	Allstate	1,400 SF
08	U.S. Recruiting Office	3,150 SF
9A	Armstrong McCall	2,100 SF
11A	Tweeze Nailz & Spa	1,463 SF
12	Shogun Japanese Grill & Sushi	3,500 SF
13	Golden Chopsticks	1,400 SF
14	The Woodlands Hair Elite	1,750 SF
16	Partners in Dentures and Impants	4,200 SF
18	Herrera's Mexican Restaurant	3,587 SF

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