



Conroe Marketplace

Conroe, TX

Houston-The Woodlands-Sugar Land (TX)



Christi Vinzant

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)	289,322 SF
PARKING SPACES	1,562
PARKING RATIO	5.40 per 1,000 SF

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Google Earth

DENSITY AERIAL

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■ Available
 ■ Potentially Available
 ■ Non-Controlled
 A Curbside Pick-up



	TENANT	SQ FT
1	Ross Dress for Less	30,183
2	Kirkland's	6,521
3	Ulta	10,312
4	Five Below	10,873
6	Barnes & Noble	24,686
7	TJ Maxx	32,000
8	Rack Room Shoes	6,000
9	Maurices	7,076
10	Old Navy	15,000
11	Carters	5,217
13	PetSmart	20,087
14	Bath & Body Works	5,008
15	Shoe Carnival	7,854
16	Ashley Furniture HomeStore	48,000
17	Express Employment [...]	4,000
18	Eggs Up Grill	4,000
19	Chiller Bee Frozen Yogurt	2,000
20	Allure Nails & Spa	1,700
21	Available	1,600
22	T-Mobile	2,700
24	Red Lobster	5,880
25	Buffalo Wild Wings	5,496
26	Budget Rent A Car	1,392
27	Texas Hair Team - Conroe	2,103
28	AT&T Mobility	3,014
29	Applebee's	5,225
30	Mattress Firm	4,022
31	Memorial Hermann Health	2,061
32	Visionworks	3,526
33	Men's Wearhouse	5,000
34	Dentique Smiles	1,708
35	Smokey Mo's Bar-B-Q	2,634
37	Popeyes Chicken & Biscuits	2,444
K21	Available	5,000
K33	Available	3,850

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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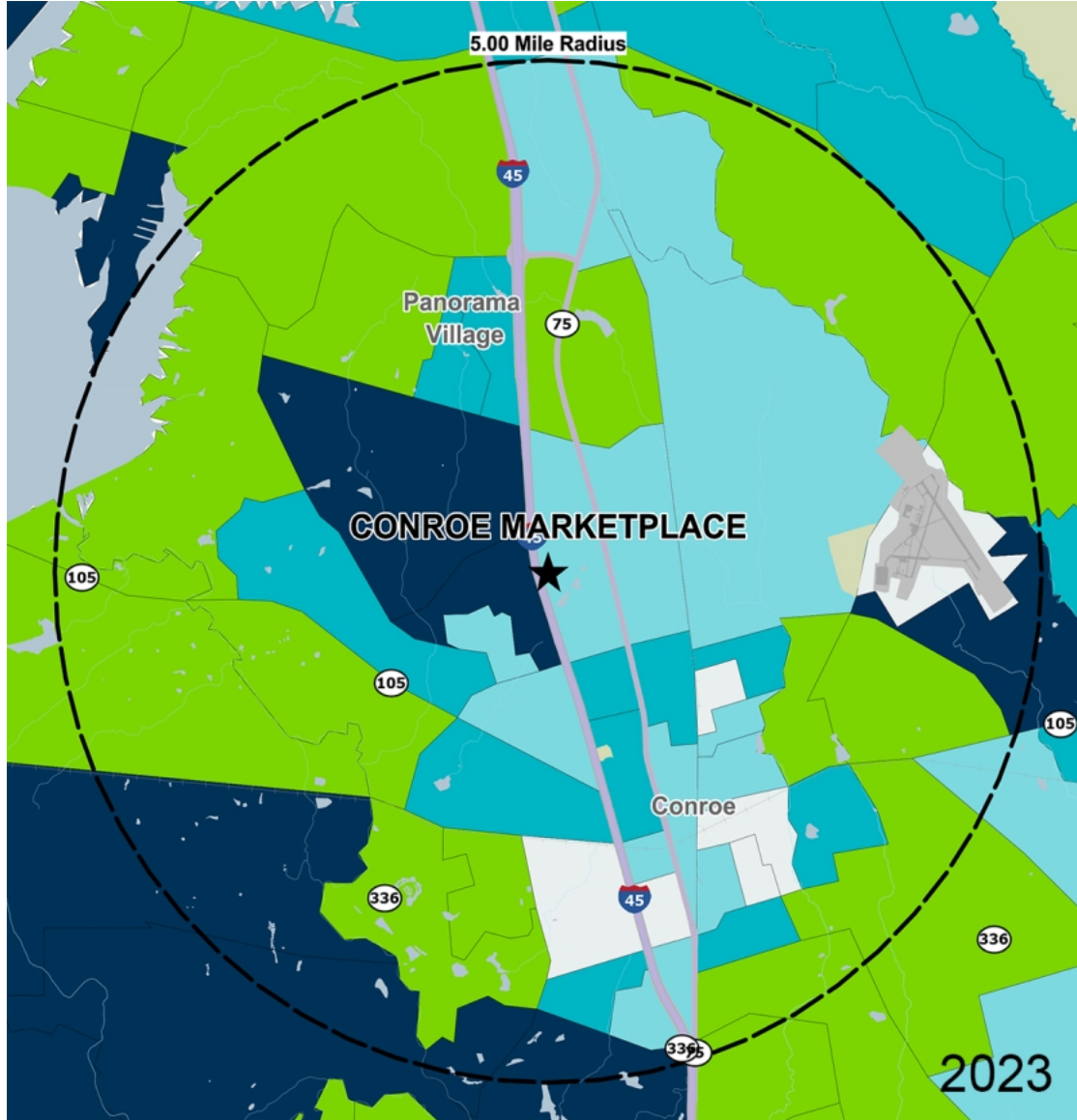
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Revision Date: 04/13/23
Original Date:

COMPETITION MAP



by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	6,496	46,315	92,055
Daytime Pop	6,422	53,483	93,408
Households	2,537	17,178	33,274
Average HH Income	\$94,826	\$89,390	\$94,453
Median HH Income	\$53,574	\$65,046	\$68,651
Per Capita Income	\$37,052	\$34,084	\$34,760

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$75K - \$100K
- \$100K - \$150K
- \$50K - \$75K
- \$0K - \$50K



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I-45 & FM FM 3083, Conroe, TX



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