



Copperfield Village

Houston, TX

Houston-The Woodlands-Sugar Land (TX)



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AERIAL



GROSS LEASABLE AREA (GLA)

163,648 SF

PARKING SPACES

744

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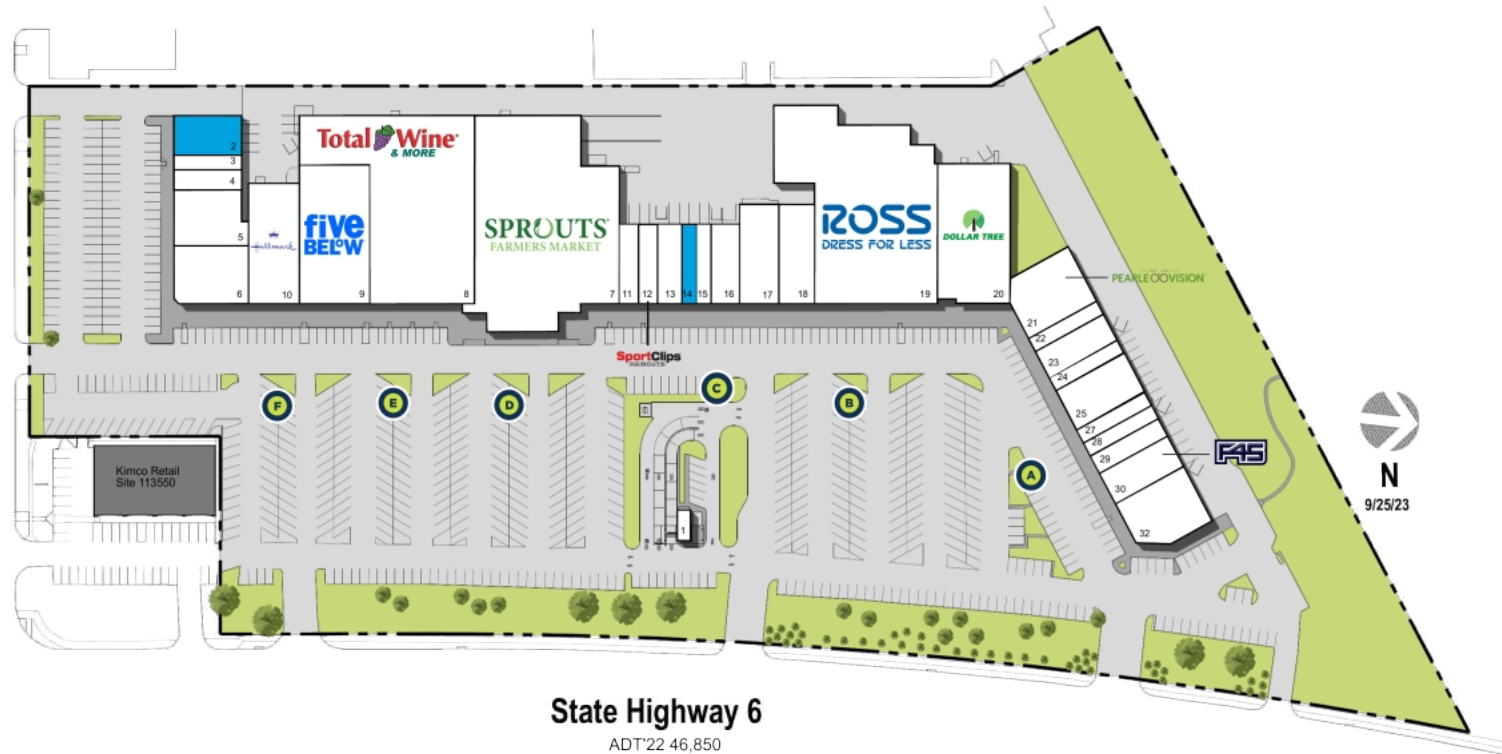
DENSITY AERIAL

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■ Available ● Curbside Pick-up



	TENANT	SQ FT
1	Seven Brew Coffee	510
2	Available (Former Dental)	2,797
3	Omega Insurance Agency	1,050
4	The Joint Chiropractic	1,400
5	Massage Envy	3,858
6	Panera Bread	4,500
7	Sprouts Farmers Market	29,582
8	Total Wine & More	23,608
9	Five Below	10,340
10	Trudy's Hallmark	6,625
11	H&R Block	1,600
12	Sport Clips	1,600
13	Banh Mi and Tea	2,000
14	Available (Former Nail Salon)	1,200
15	OGL	1,200
16	Amazing Lash Studio	2,400
17	Leslie's Swimming Pool [...]	4,000
18	Centrum Health	3,700
19	Ross Dress for Less	26,000
20	Dollar Tree	11,047
21	Pearle Vision	4,601
22	Gavi Excellence	1,200
23	Music & Arts Center	2,400
24	Central Spy Shop	1,200
25	Rumors Nails & Spa	3,600
27	HearUSA	1,200
28	Clinic IV Drip & Botox	1,200
29	Sugaring NYC	1,600
30	F45 Training Copperfield	2,800
32	French Quarter	4,830

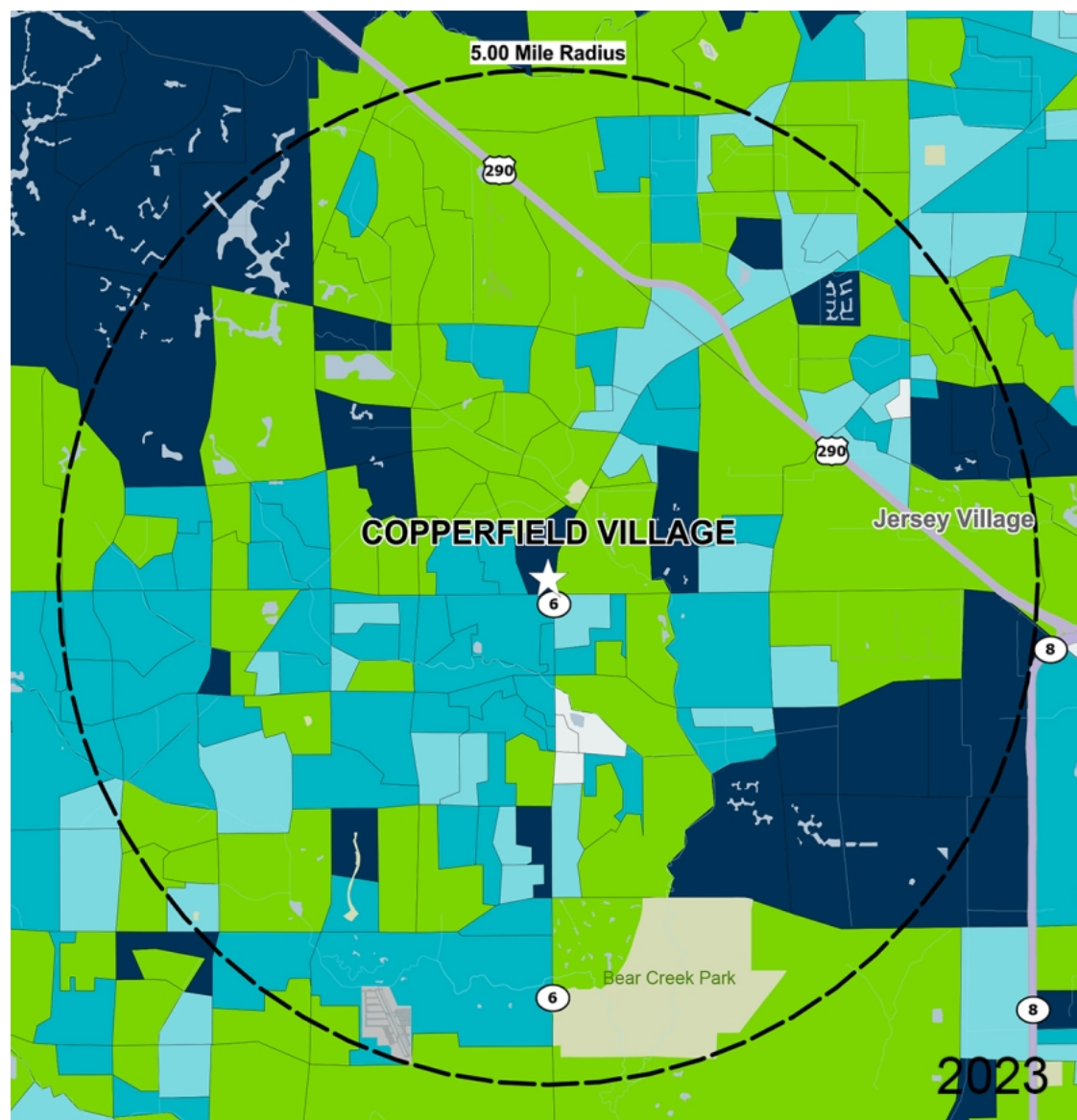
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, 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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COMPETITION MAP



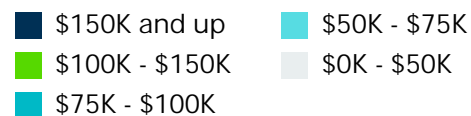
by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,213	149,966	331,500
Daytime Pop	14,981	121,028	280,782
Households	6,021	50,257	109,422
Average HH Income	\$103,754	\$101,854	\$110,374
Median HH Income	\$88,130	\$79,874	\$86,728
Per Capita Income	\$36,309	\$34,168	\$36,487

Average Household Income

Popstats, 4Q 2023, Trade Area Systems



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Spencer Rd. & Hwy. 6, Houston, TX



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