



Grand Parkway Marketplace

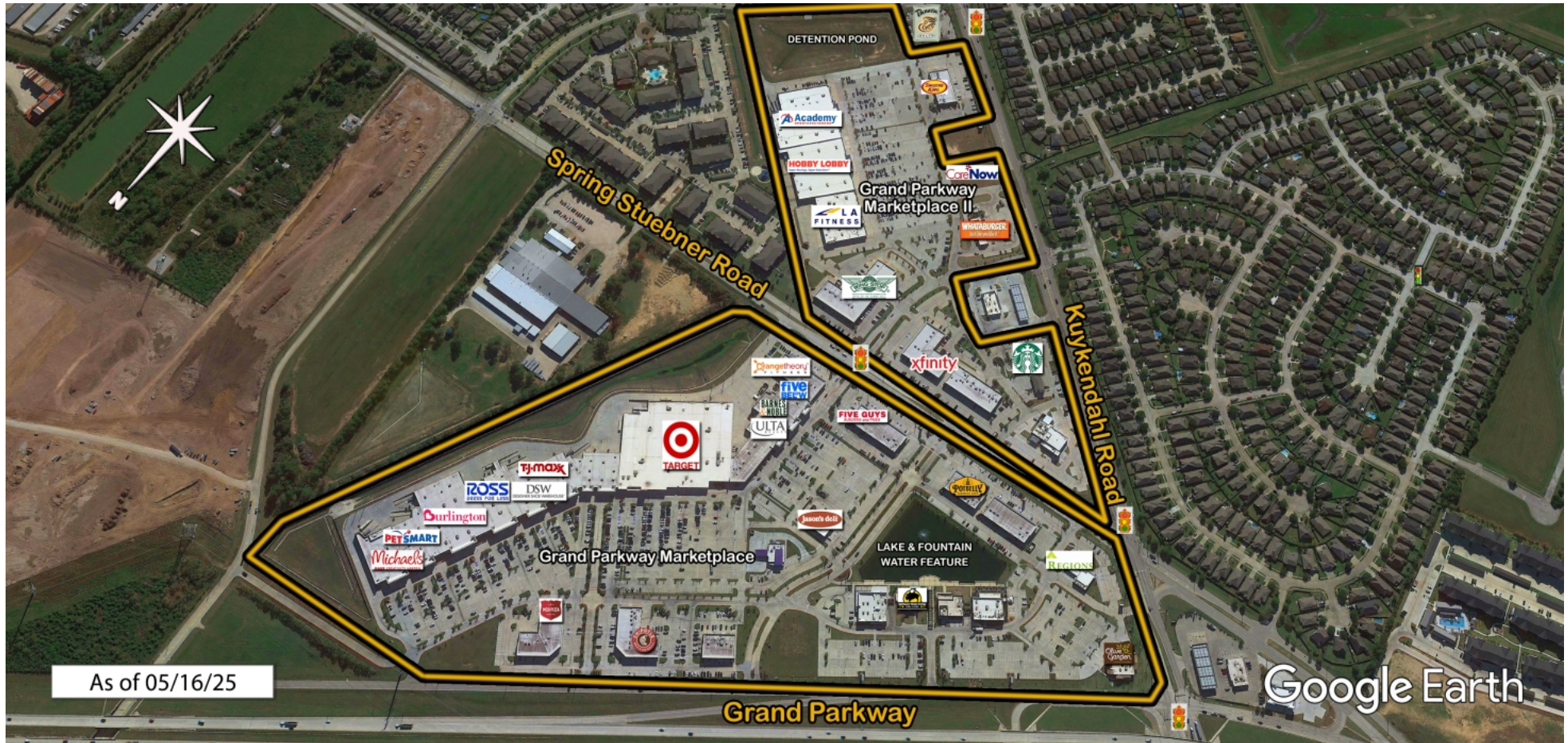
Spring, TX

Houston-The Woodlands-Sugar Land (TX)



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AERIAL



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GROSS LEASABLE AREA (GLA) 349,112 SF

PARKING SPACES 2,072

PARKING RATIO 5.94 per 1,000 SF



Google Earth

DENSITY AERIAL



Property Overview

GRAND PARKWAY MARKETPLACE® is a 75 acre shopping center, conveniently located to attract tens of thousands of shoppers. The property is located along the newly opened Grand Parkway and is positioned at the intersection of Spring Stuebner Road and Kuykendahl Road.

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www.kimcorealty.com/117500

■ Available ■ Non-Controlled ● Curbside Pick-up



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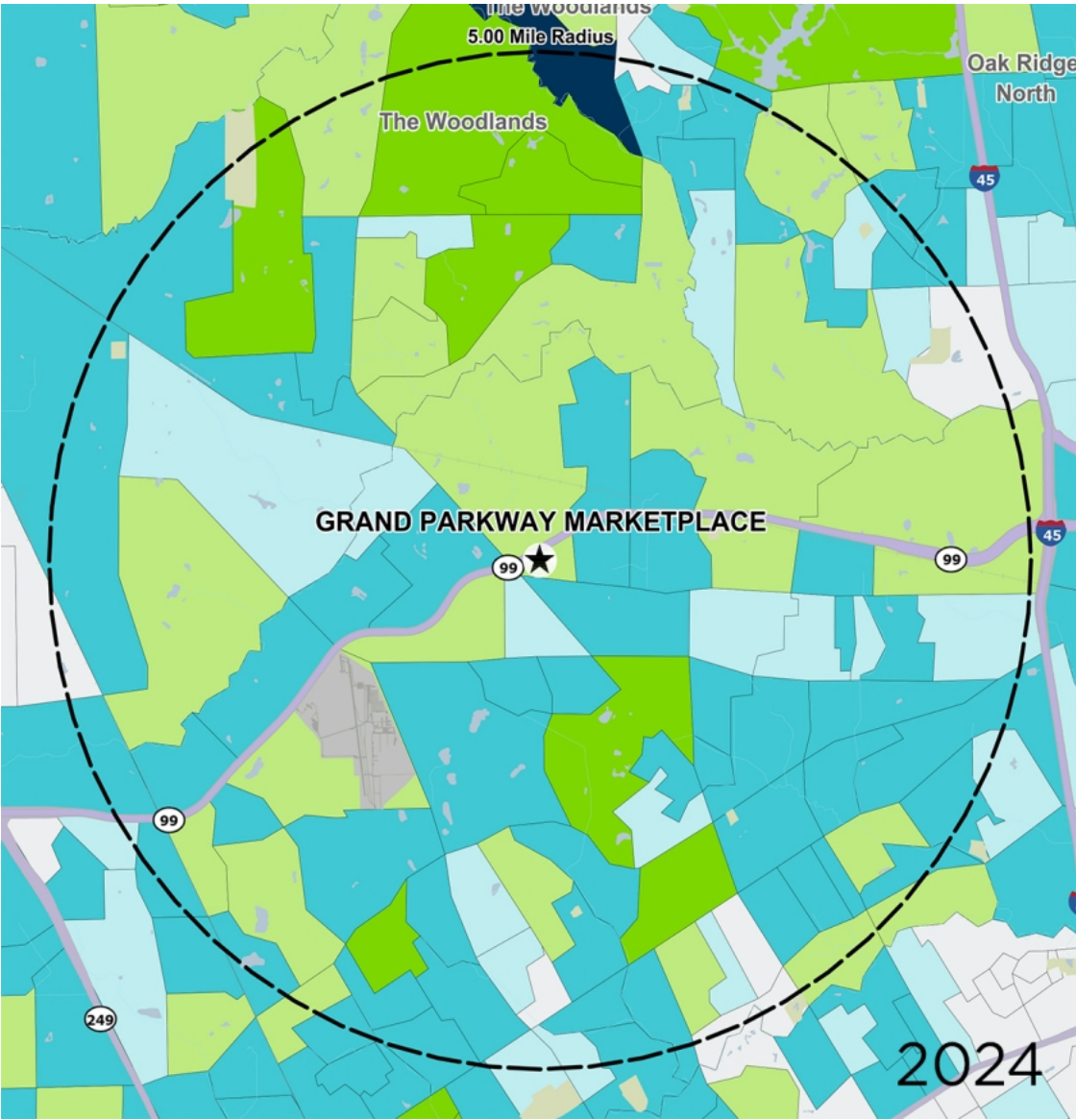


TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Michaels	21,362	23 Amazing Lash Studio	1,800	42 LaMadeleine French Bakery	4,500
2 PetSmart	20,626	24 Waxing the City	1,505	43 Outback Steakhouse	5,005
3 Burlington	43,500	24A Available	3,406	44 Jason's Deli	5,000
4 Ross Dress for Less	25,000	25 Available (Former Hair Salon)	1,117	45 Navy Federal Credit Union	4,218
5 DSW Shoe Warehouse	18,000	26 Grt Amer Cookies/Marble Slab Creamery	1,600	47 Vitamin Shoppe	2,800
6 TJ Maxx	21,500	27 Salata	2,536	48 Toasted Yolk Cafe	4,650
7 Famous Footwear	7,000	28 T-Mobile	2,500	49 Chipotle Mexican Grill	2,200
8 Maurices	5,185	29 Available	1,066	50 Pho Viet & Grill	1,618
9 Bath & Body Works	4,178	30 Available (Former Hair Salon)	1,460	51 Expedia Travel	1,000
11 Nails of America	3,500	31 T Jin's China Diner	2,000	52 AT&T Mobility	4,000
12 Torrid	2,447	32 Potbelly Sandwich Shop	2,400	53 James Avery Jewelry	2,970
13 Carters/Osh Kosh	7,000	33 My Kid's Dentist & Orthodontic	5,675	54 Bloofin Sushi	3,400
14 Ulta	10,000	34 PostNet	1,063	55 MOD Pizza	2,800
15 Barnes & Noble	12,500	34A Teaspoon	1,159	56 Cinnaholic	1,134
16 Five Below	8,000	35 Shannon Jewelers	3,000	57 4EverYoung Anti-Aging Solutions	2,435
17 America's Best Contacts & Eyeglasses	3,500	36 Jamba Juice	1,540	58 Mattress Firm	4,000
18 Results Physiotherapy	2,250	37 Regions Bank	2,700	59 Men's Wearhouse	4,881
19 Available	2,752	38 Olive Garden	7,750	60 Bojangles	3,138
20 IVX Health	1,750	39 Uncle Julio's Mexican from Scratch	8,300	K89 Available	0.75 ac
21 Orangetheory Fitness	3,360	40 Buffalo Wild Wings	5,456		
22 Five Guys Burgers and Fries	2,400	41 Willie's Grill & Icehouse	5,520		

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.



COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	9,329	77,668	223,076
Daytime Pop	10,231	66,247	188,244
Households	3,088	25,550	76,729
Average HH Income	\$120,680	\$132,701	\$139,604
Median HH Income	\$105,700	\$112,141	\$111,136
Per Capita Income	\$39,947	\$43,668	\$48,095

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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Grand Parkway & Kuykendahl Rd., Spring, TX



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