



Grand Parkway Marketplace II

Spring, TX

Houston-The Woodlands-Sugar Land (TX)



Lauren Heimann

Leasing Representative

(346) 340-6412

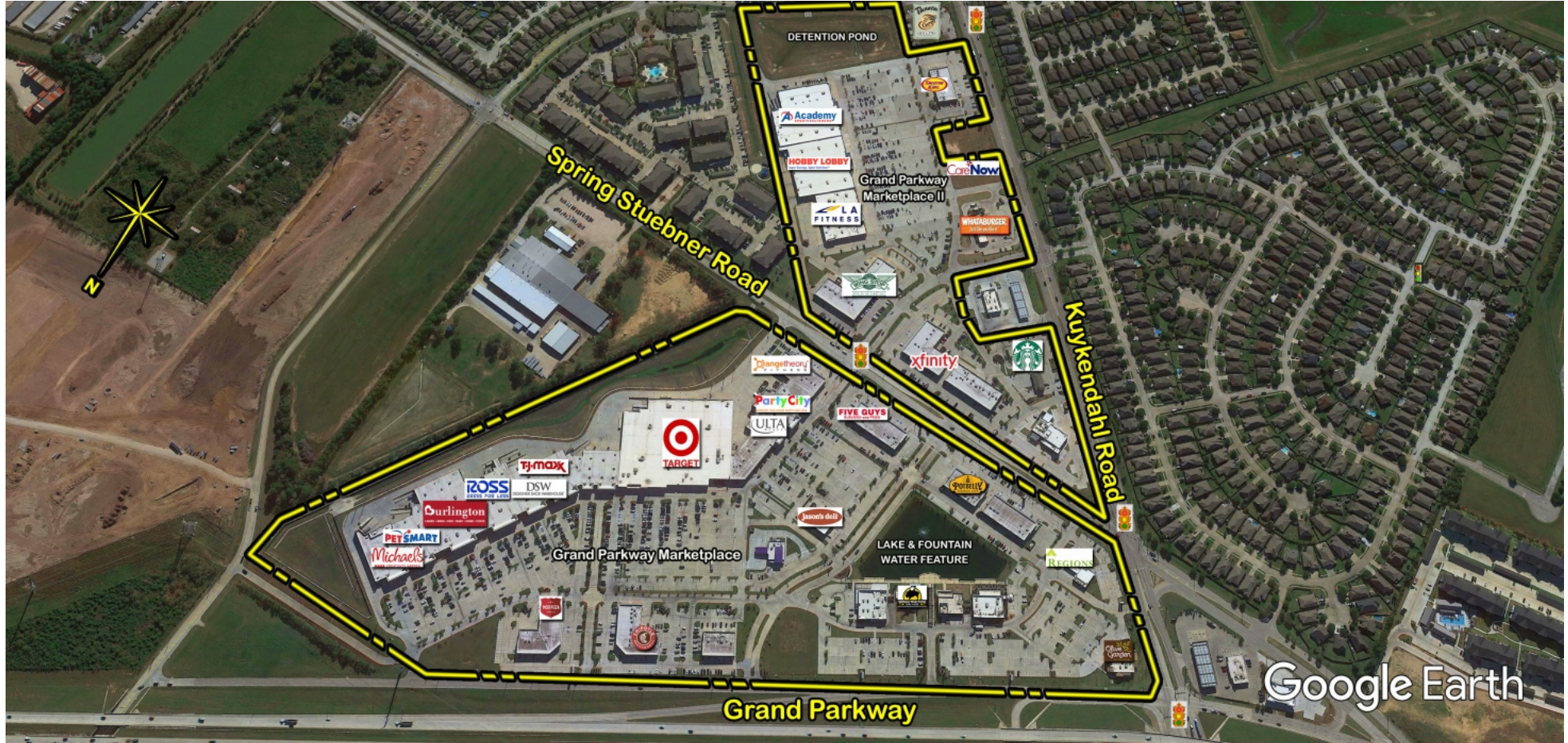
lheimann@kimcorealty.com



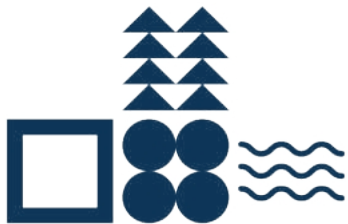
Grand Parkway Marketplace II

Spring, TX

www.kimcorealty.com/117580



AERIAL



GROSS LEASABLE AREA (GLA)	241,225 SF
PARKING SPACES	1,546
PARKING RATIO	6.41 per 1,000 SF

Lauren Heimann

Leasing Representative | (346) 340-6412 | lheimann@kimcorealty.com





DENSITY AERIAL

Lauren Heimann

Leasing Representative | (346) 340-6412 | lheimann@kimcorealty.com

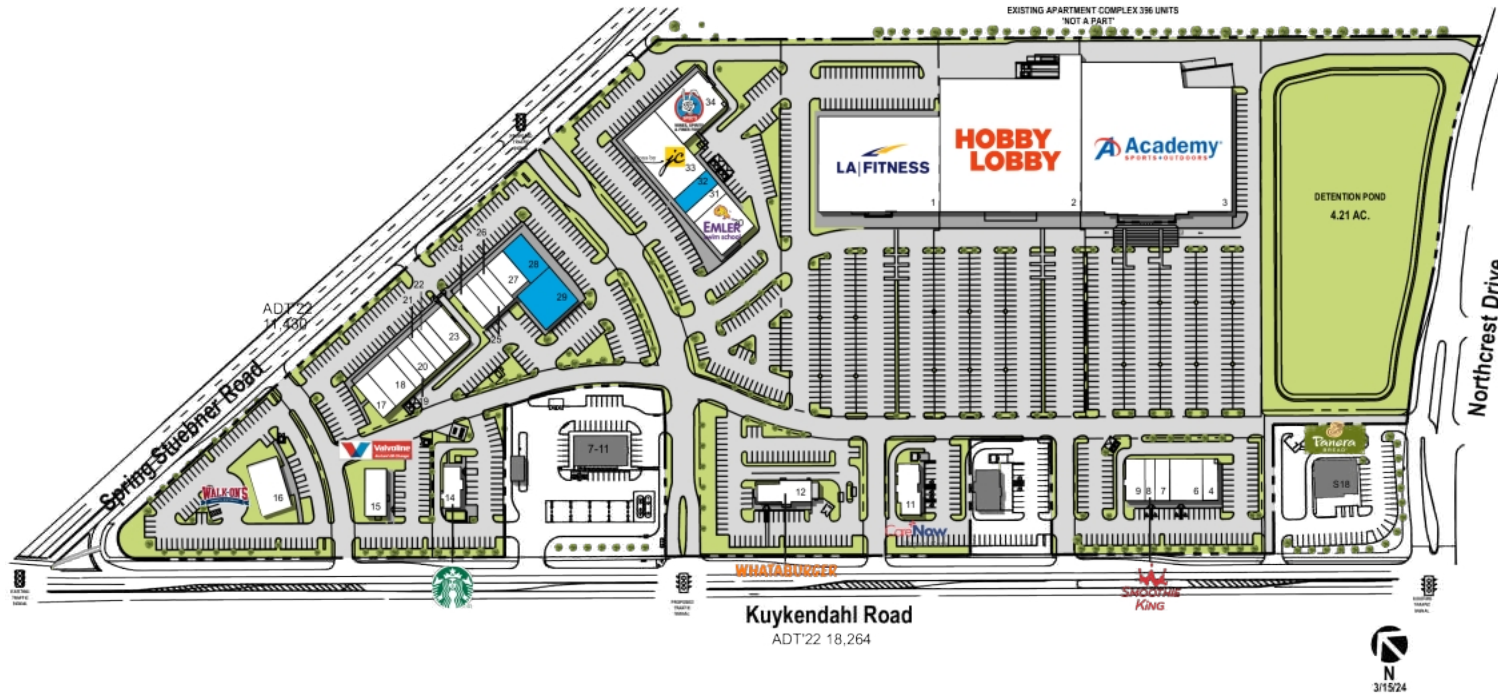


Grand Parkway Marketplace II

Spring, TX

www.kimcorealty.com/117580

■ Available ■ Non-Controlled



	TENANT	SQ FT
1	LA Fitness	34,000
2	Hobby Lobby	55,000
3	Academy Sports & Outdoors	63,182
4	Marco's Pizza	1,800
6	Sushi Haya	4,010
7	Tune Up "The Manly Salon"	1,800
8	Smoothie King	1,200
9	Chicken Salad Chick	2,367
11	Care Now	3,500
12	Whataburger	3,500
14	Starbucks Coffee	2,000
15	Valvoline Instant Oil Change	2,081
16	Walk-On's Bistreaux and Bar	7,900
17	Russo's New York Pizzeria	2,200
18	Palace Nails & Spa	4,300
19	Niky's Mini Donuts	1,500
20	Orange Leaf Frozen Yogurt	1,375
21	Wellness Thai Massage & [...]	1,500
22	Fujiya Ramen Sushi Bar	1,652
23	Dripped Birria	2,450
24	Xfinity	2,000
25	Men's T Clinic	1,946
26	Damsels & Blokes	1,500
27	Eye Trends	2,625
28	Available (Former Dental)	3,160
29	Available	5,700
30	Emler Swim School	5,500
31	Wingstop	1,683
32	Available	2,242
33	Salons by JC	10,000
34	Spec's Wine & Spirits	7,552
K23	Available	0.64 ac

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.

Lauren Heimann

Leasing Representative | (346) 340-6412 | lheimann@kimcorealty.com



Grand Parkway Marketplace II

Spring, TX

www.kimcorealty.com/117580



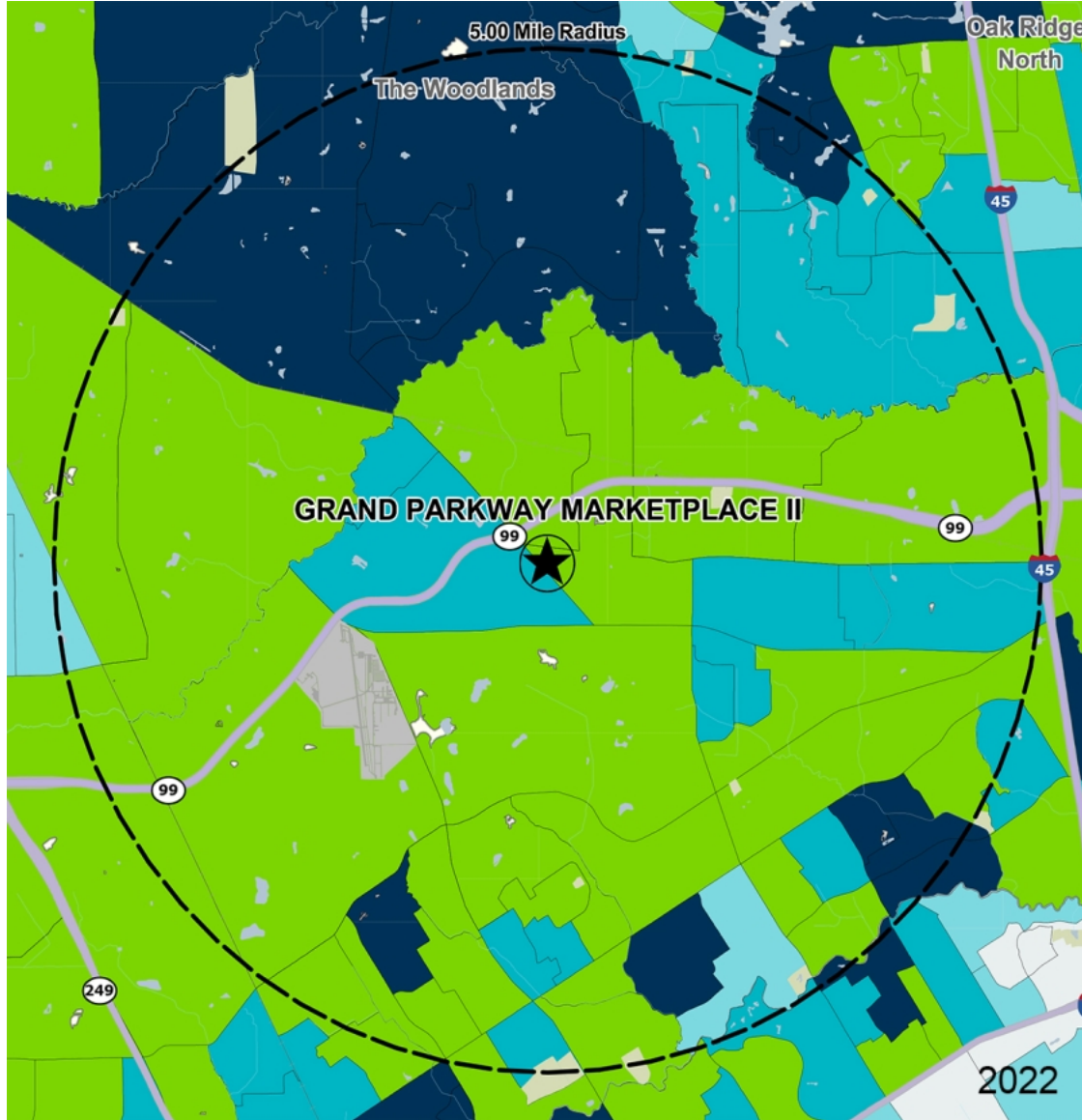
Revision Date: 11/18/20
Original Date:

COMPETITION MAP

Lauren Heimann

Leasing Representative | (346) 340-6412 | lheimann@kimcorealty.com





by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,088	77,816	222,507
Daytime Pop	13,130	57,615	169,109
Households	3,130	25,245	75,708
Average HH Income	\$112,337	\$117,872	\$125,467
Median HH Income	\$101,438	\$101,134	\$100,806
Per Capita Income	\$34,854	\$38,252	\$42,735

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



Grand Parkway Marketplace II

Spring Stuebner Rd. & Kuykendahl Rd., Spring, TX



Lauren Heimann

Leasing Representative

(346) 340-6412

lheimann@kimcorealty.com