



# HEB - Dairy Ashford & Memorial

Houston, TX

Houston-The Woodlands-Sugar Land (TX)



**Christi Vinzant**  
Leasing Representative  
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[www.kimcorealty.com/118060](http://www.kimcorealty.com/118060)



AERIAL



GROSS LEASABLE AREA (GLA)

36,874 SF

PARKING SPACES

171

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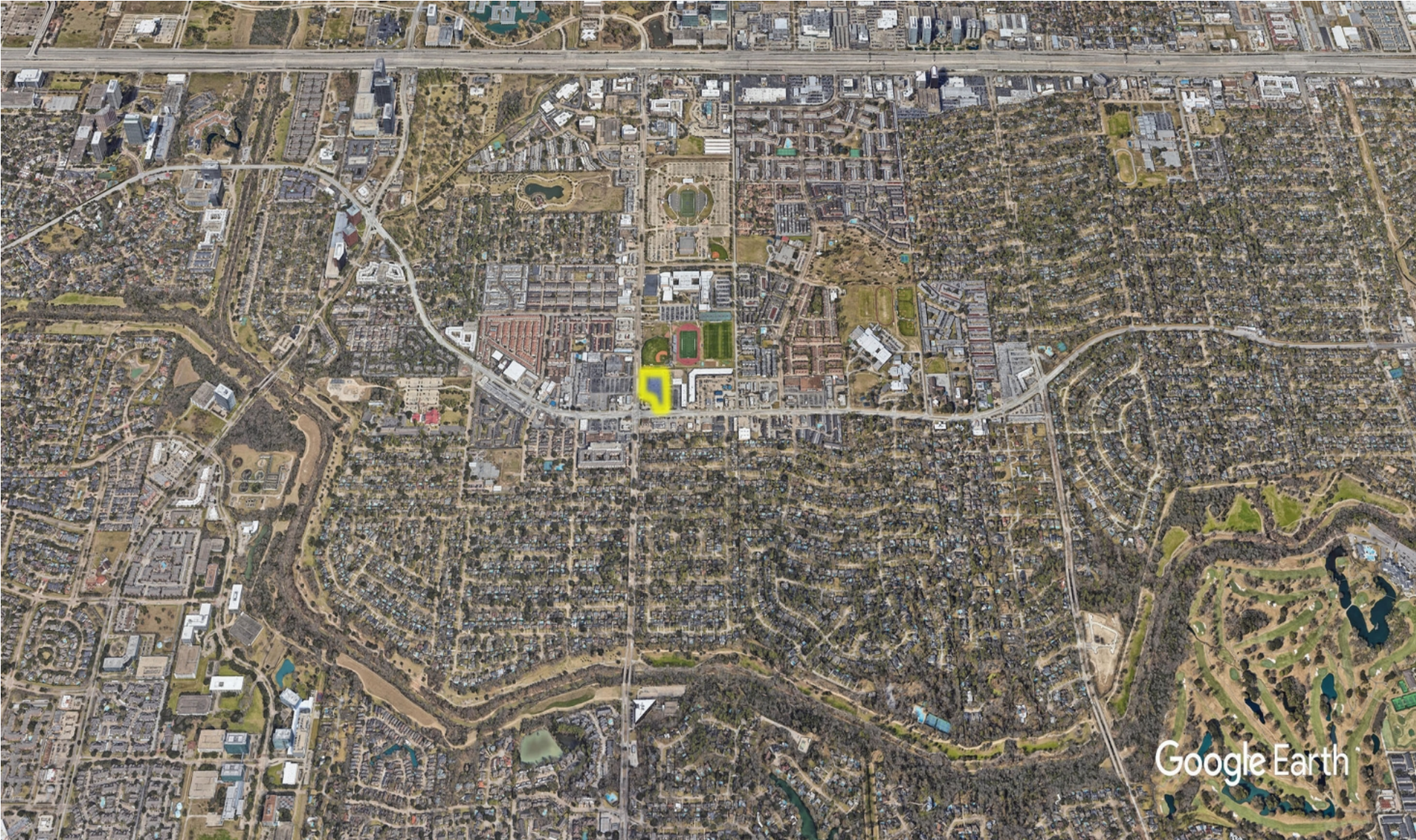




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DENSITY AERIAL

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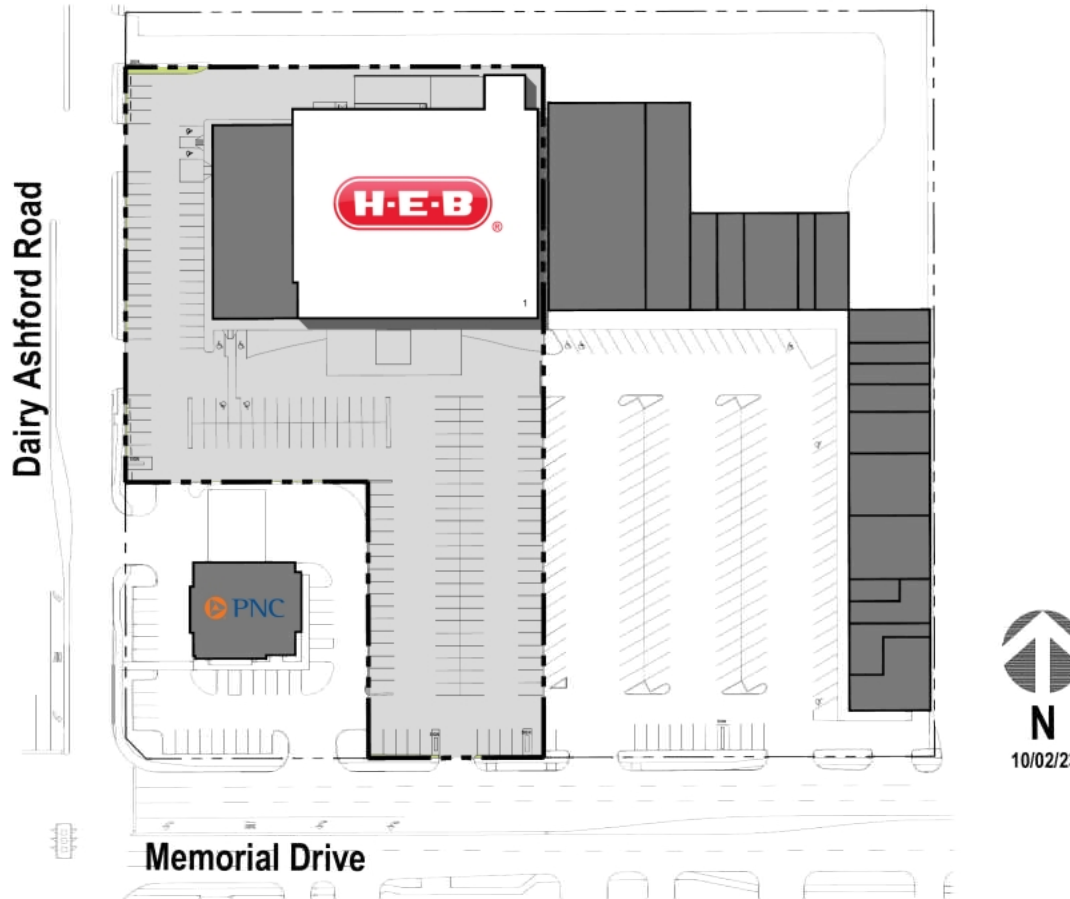
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■ Non-Controlled

TENANT	SQ FT
1 H.E.B.	36,874

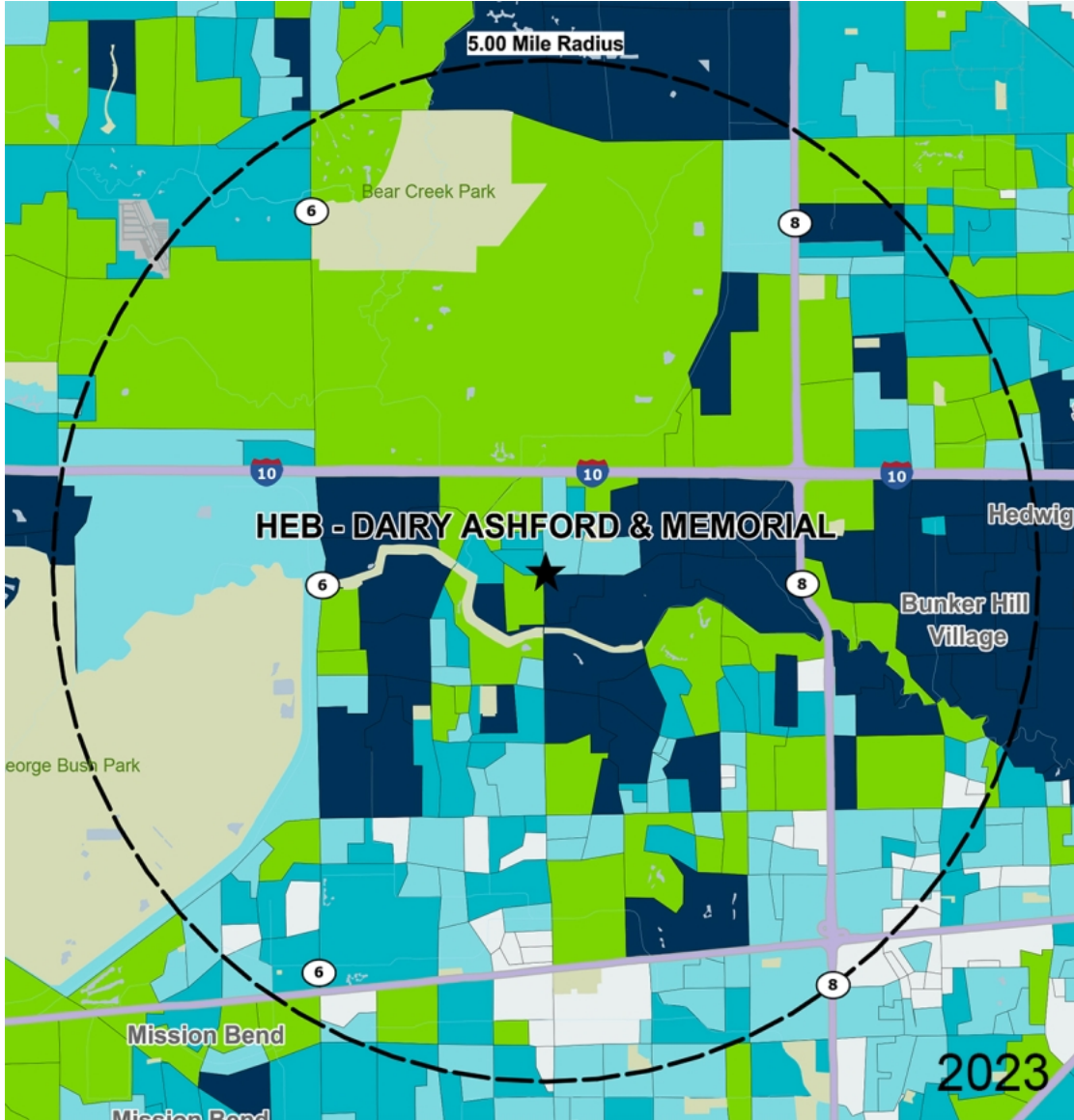


Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants,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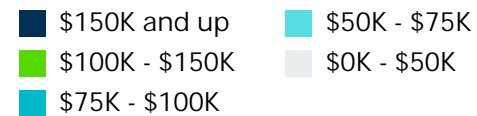
by Block Group

## Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	21,039	135,509	296,821
Daytime Pop	28,379	144,739	343,965
Households	8,540	57,981	122,253
Average HH Income	\$117,583	\$123,149	\$110,450
Median HH Income	\$79,301	\$79,796	\$69,303
Per Capita Income	\$47,734	\$53,236	\$45,785

## Average Household Income

Popstats, 4Q 2023, Trade Area Systems



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Dairy Ashford Rd. & Memorial Dr., Houston, TX



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