



Kings Crossing

Kingwood, TX

Houston-The Woodlands-Sugar Land (TX)



Christi Vinzant

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)	127,296 SF
PARKING SPACES	664
PARKING RATIO	5.22 per 1,000 SF

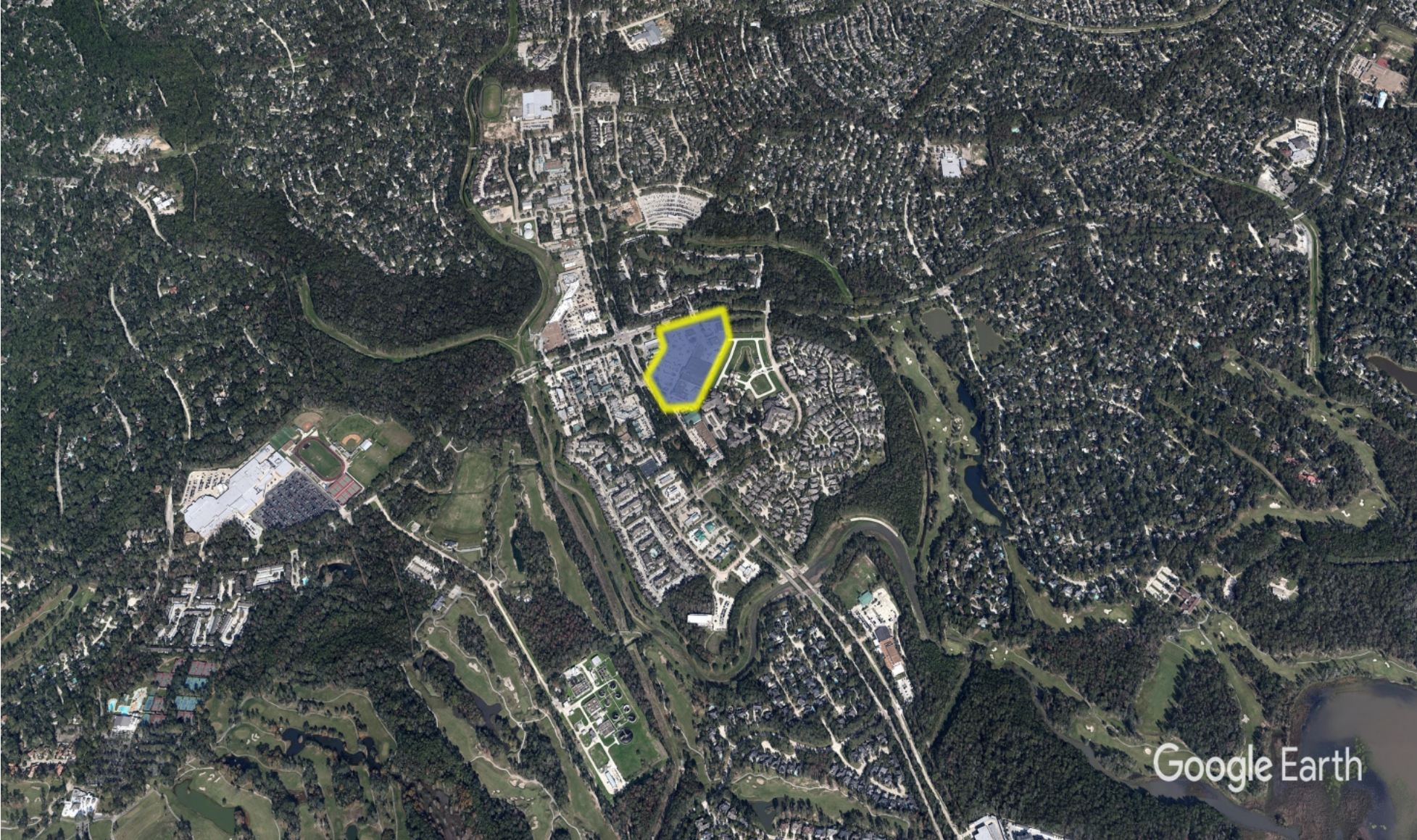
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www.kimcorealty.com/118260



DENSITY AERIAL

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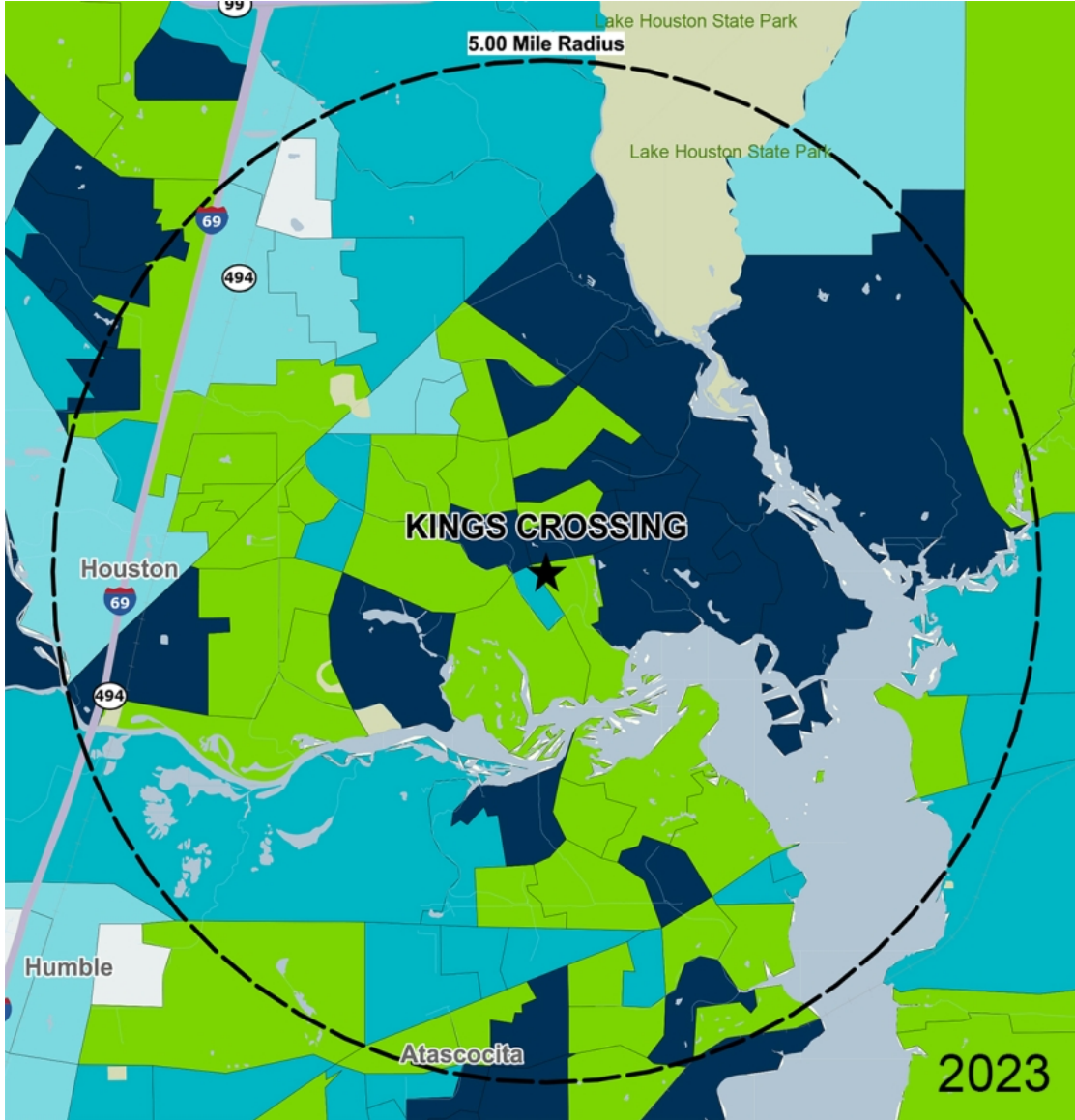


TENANT	SQ FT
1 Three B's Grill	3,300
2 SafeWay Driving School	1,200
3 Tide Dry Cleaners	1,500
4 Floss Kingwood	1,900
5 The Ups Store	1,300
6 Palm Beach Tan	2,000
7 Hin's Garden Chinese Restaurant	2,400
8 Hacienda Palomas Mexican Grill	4,120
9 Results Physiotherapy	1,740
10 Lash Lounge	1,200
11 Jewelers Bench	1,600
12 Massage Heights Kingwood	2,400
13 Ace Hardware	29,199
14 LA Fitness	40,000
15 AT&T or AT&T Mobility	2,400
16 Mattress Firm	4,400
17 Taste of Greek	1,200
18 Pinch a Penny	1,600
19 Pet Supplies Plus	8,640
20 Wells Fargo	3,156
21 Hopper Ventures Sport Clips	1,500
22 Kingwood Dirty Dough	1,000
23 Mathnasium of Kingwood	1,000
24 Chipotle	2,500
25 Jersey Mike's Subs	1,462
26 Cyrese & Company	975
27 La Madeleine French Bakery	3,604

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, curbs-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, curbs-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

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,993	67,762	155,209
Daytime Pop	9,473	52,564	123,281
Households	3,971	24,501	55,892
Average HH Income	\$144,648	\$138,557	\$119,650
Median HH Income	\$106,072	\$112,101	\$96,517
Per Capita Income	\$63,863	\$50,108	\$43,140

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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Kingswood Dr. & W Lake Houston Pkwy, Kingwood, TX



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