



# Shops at Kirby Drive

Houston, TX

Houston-The Woodlands-Sugar Land (TX)



**Christi Vinzant**  
Leasing Representative  
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Houston, TX

[www.kimcorealty.com/118990](http://www.kimcorealty.com/118990)



AERIAL



GROSS LEASABLE AREA (GLA)	10,000 SF
PARKING SPACES	52
PARKING RATIO	5.20 per 1,000 SF

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DENSITY AERIAL

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■ Non-Controlled

	TENANT	SQ FT
1	Angelo's World Best Po'Boy	1,802
2	Viet Express	1,080
3	Hair Fashion Salon	825
4	Eyelash Studio	1,148
5	Brown Sugar Hair Braiding	665
6	Pizza Hut and Wing Street	1,488
7	Gorditas y Tacos La Bala	2,992

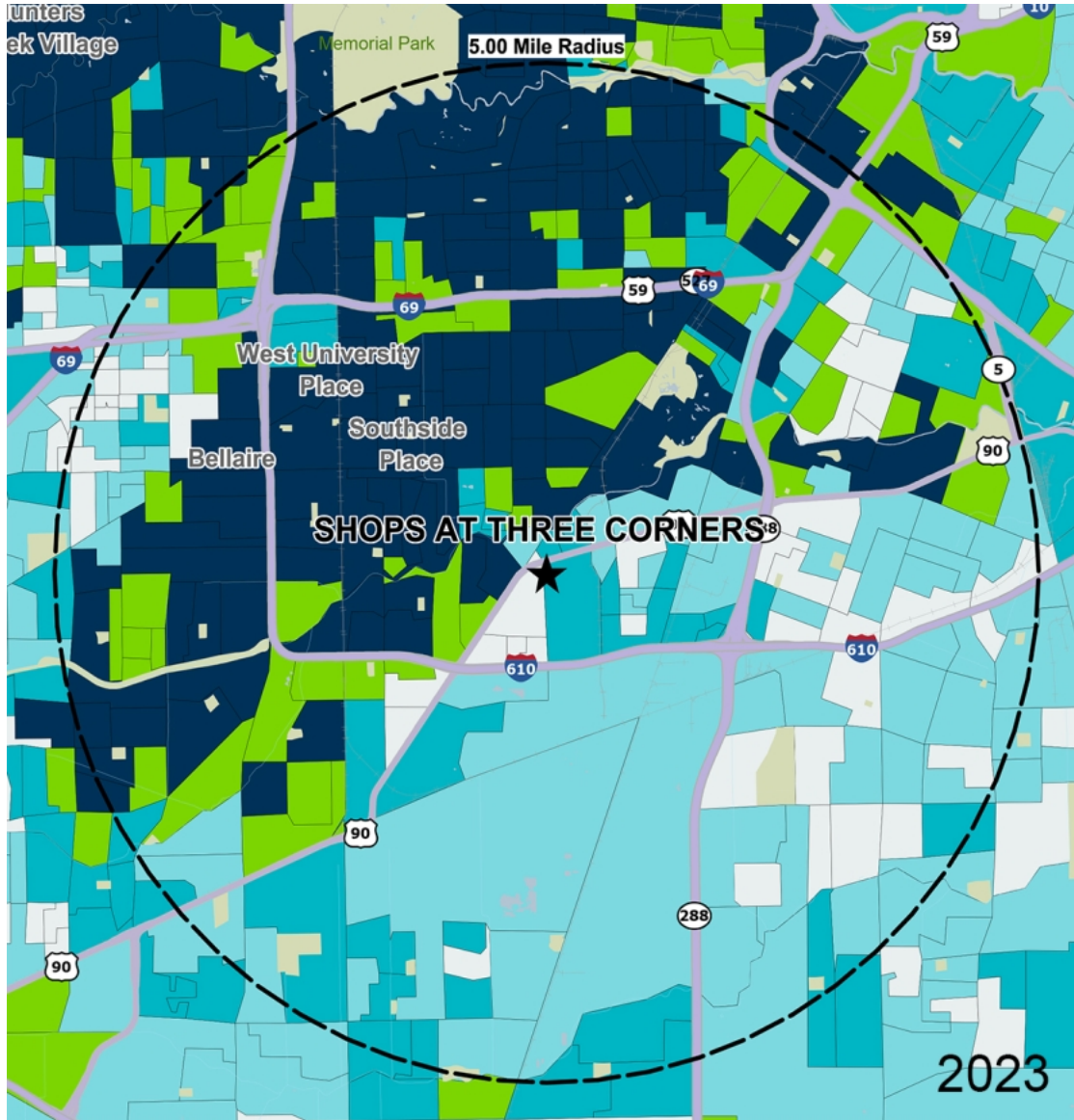


Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants,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

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	21,756	142,797	446,047
Daytime Pop	59,285	574,441	1,003,806
Households	11,911	65,623	197,351
Average HH Income	\$93,223	\$160,197	\$138,736
Median HH Income	\$63,971	\$85,341	\$81,570
Per Capita Income	\$51,428	\$74,695	\$62,249

## Average Household Income

Popstats, 4Q 2023, Trade Area Systems

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



# Shops at Kirby Drive

Kirby Dr. & Old Spanish Trail, Houston, TX



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