



Shops at Three Corners

Houston, TX

Houston-The Woodlands-Sugar Land (TX)

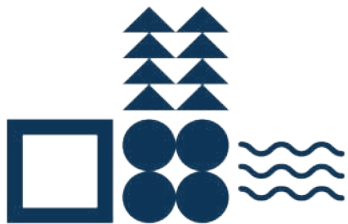


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AERIAL



GROSS LEASABLE AREA (GLA)	251,972 SF
PARKING SPACES	1,347
PARKING RATIO	5.35 per 1,000 SF

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www.kimcorealty.com/120280



DENSITY AERIAL

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■ Available ■ Potentially Available ■ Non-Controlled



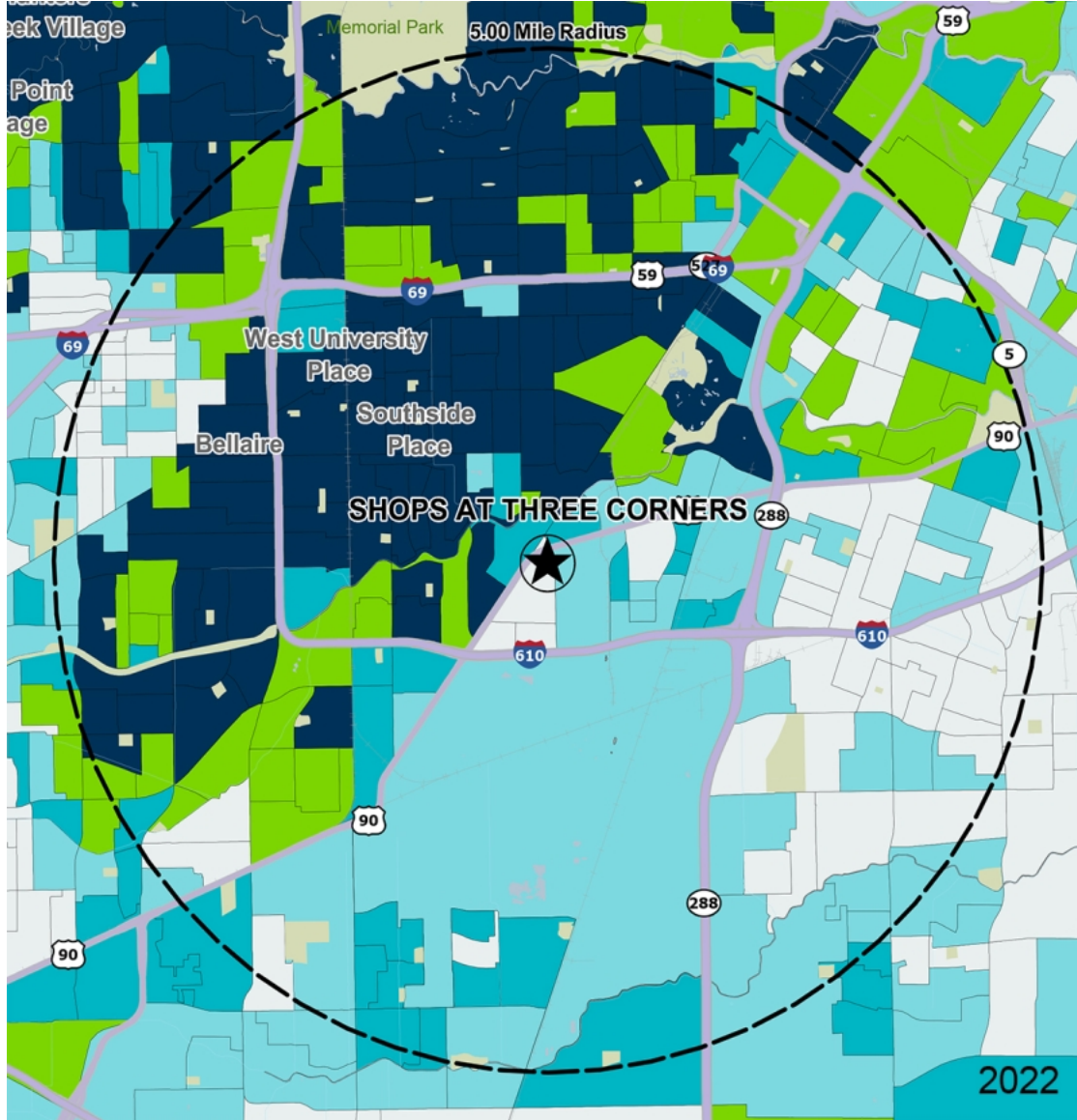
	TENANT	SQ FT
1	Asahi Sushi	1,400
2	Golden Krust Caribbean Bakery	1,500
3	Subway	1,500
4	Available	1,200
5	Pho 5Plus	2,101
6	POParazzi	1,330
7	Eden Nails & Spa	1,000
8	Dimassi's Mediterranean Buffet	4,200
9	Five Below	10,500
10	PetSmart	19,367
11	Ross Dress For Less	30,187
12	Stuarts	5,789
13	Available	1,547
14	America's Best Contacts & [...]	4,577
15	H & R Block	2,460
16	Available	1,950
17	Available	1,282
18	Available	1,264
19	Available	1,668
20	Gamestop	1,224
21	Bright Now Dental, [...]	3,168
22	Fiesta	80,676
23	Fiesta	5,011
24	The Olive Garden	9,100
25	Office Depot	20,406
26	City Gear	4,414
27	Big Lots	22,050
28	Akashi Asian Bistro & [...]	4,820
29	Wig World	2,026
30	The Teahouse Tapioca & Tea	1,202
31	Gus' World Famous Fried [...]	3,053

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

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	21,559	141,615	437,333
Daytime Pop	32,402	244,181	695,698
Households	11,843	64,933	194,542
Average HH Income	\$95,793	\$154,887	\$133,961
Median HH Income	\$61,215	\$83,230	\$78,701
Per Capita Income	\$52,836	\$72,021	\$60,474

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



Shops at Three Corners

Kirby Dr. & Old Spanish Trail, Houston, TX



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