

RETAIL CENTER FOR LEASE

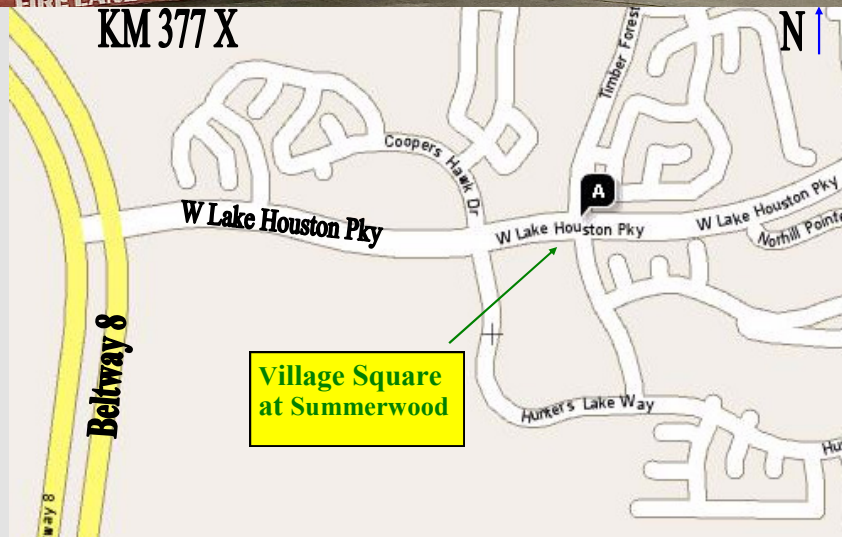
Village Square at Summerwood - 14,850 SF

13176 W. Lake Houston Pkwy @ Timber Forest Dr. Houston, Texas 77044



Property Data:

- **Located in the Center of the Prestigious Summerwood Subdivision**
 - **Outstanding Architecture and Identity**
 - **Excellent Visibility and Access**
 - **Signalized Intersection @ Hard Corner**
-
- **Base Rent: Negotiable**
 - **NNN: \$10.00 psf/yr (2021 Estimated)**
 - **TI: Negotiable**



Space Available:

**1 Inline Space - 1485 SF (Former All-State Insurance)
Available Immediately**

	Demographic Study		
	1 Mile	3 Mile	5 Mile
Population	8,524	27,791	110,797
Households	2,717	8,681	33,545
HH Income	\$ 171,422	\$ 155,873	\$ 144,007

- **Traffic Count on W. Lake Houston Pkwy: 32,824 cpd (TX DOT 2019)**



CHC Investments, LLC

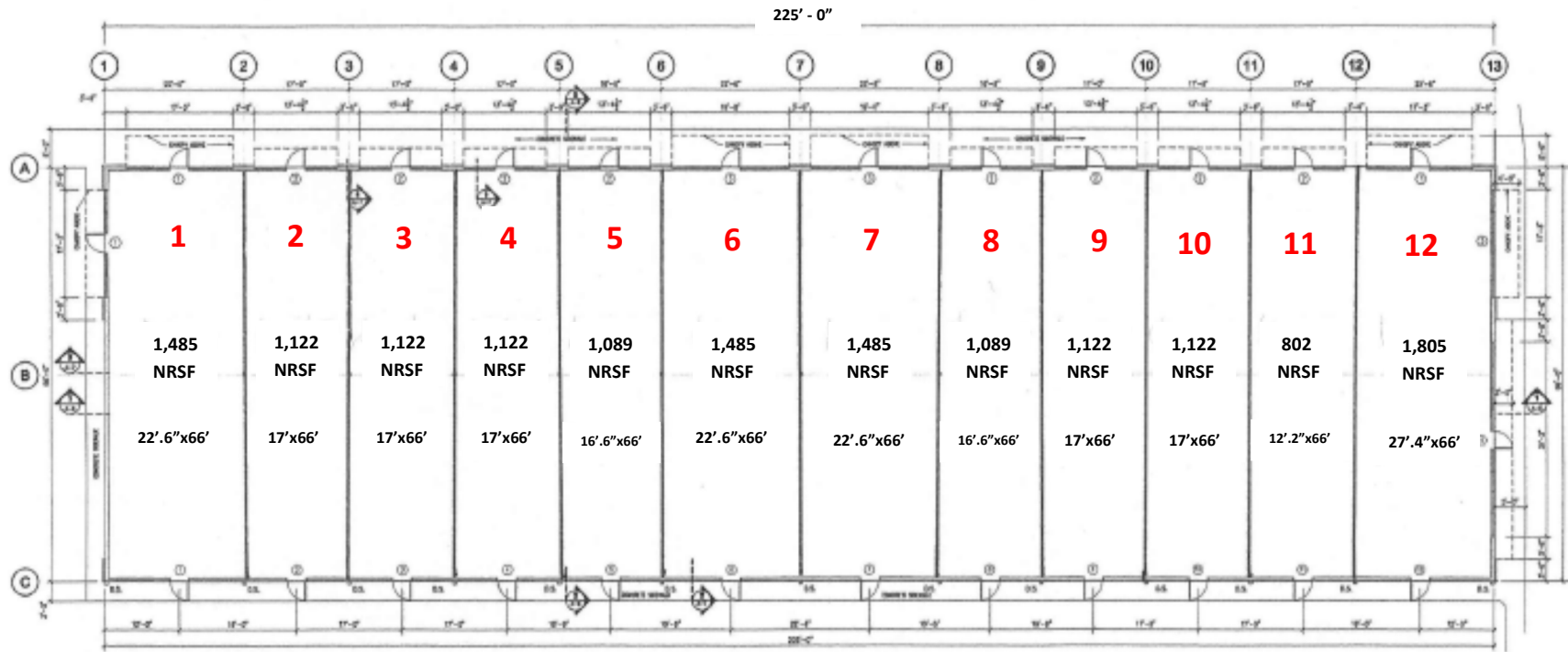
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Village Square at Summerwood
13176 W. Lake Houston Pkwy
Houston, TX 77044



- | | |
|----------------------|--------------------|
| 1. Pharmacy | 8. Hair Salon |
| 2. Pizza Hut | 9. Nail Spa |
| 3. Barber Shop | 10. Tailor Shop |
| 4, 5. Medical Clinic | 11. Hype Nutrition |
| 6. Chiropractor | 12. Dental Clinic |
| 7. Vacant | |

KM 377

Summer Lake Ranch

Lake
Houston

Summerwood

Timber Forest Dr.

W. Lake Houston Pkwy

Village Square at Summerwood
14, 850 NRSF

Deussen Pkwy

Summerwood

Beltway 8

W. Lake Houston Pkwy

Timber Forest Dr.

Coopers Hawk Dr



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