

RETAIL CENTER FOR LEASE

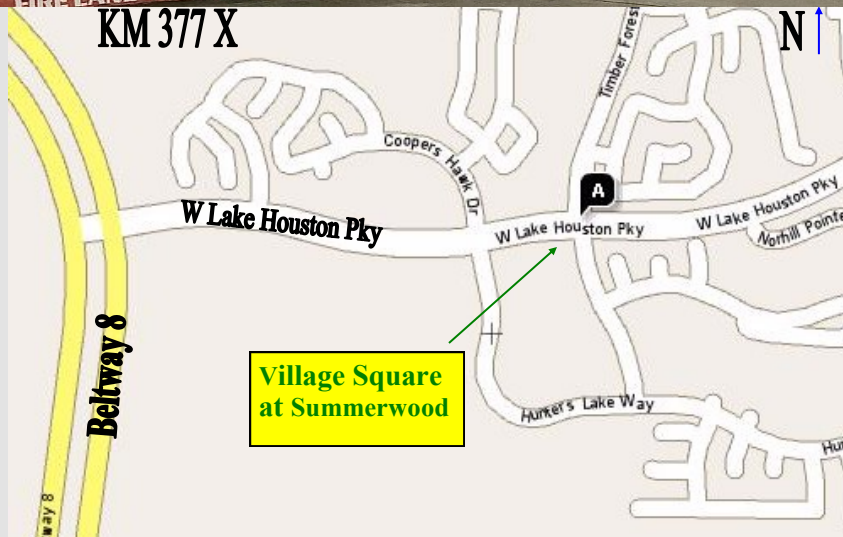
Village Square at Summerwood - 14,850 SF

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
- Growing Trade Area with Favorable Demographics
- Rental Rate: Call for Pricing



Space Available:

100 % Leased

2021 Demographic Study			
	0-1 Mile	3 Miles	5 Miles
Population	7,594	45,294	145,799
Households	2,667	14,413	45,414
HH Income	\$ 167,424	\$ 158,469	\$ 145,199

- Traffic Count on W. Lake Houston Pkwy: 22,999 cpd (TX DOT 2020)



CHC Investments, LLC

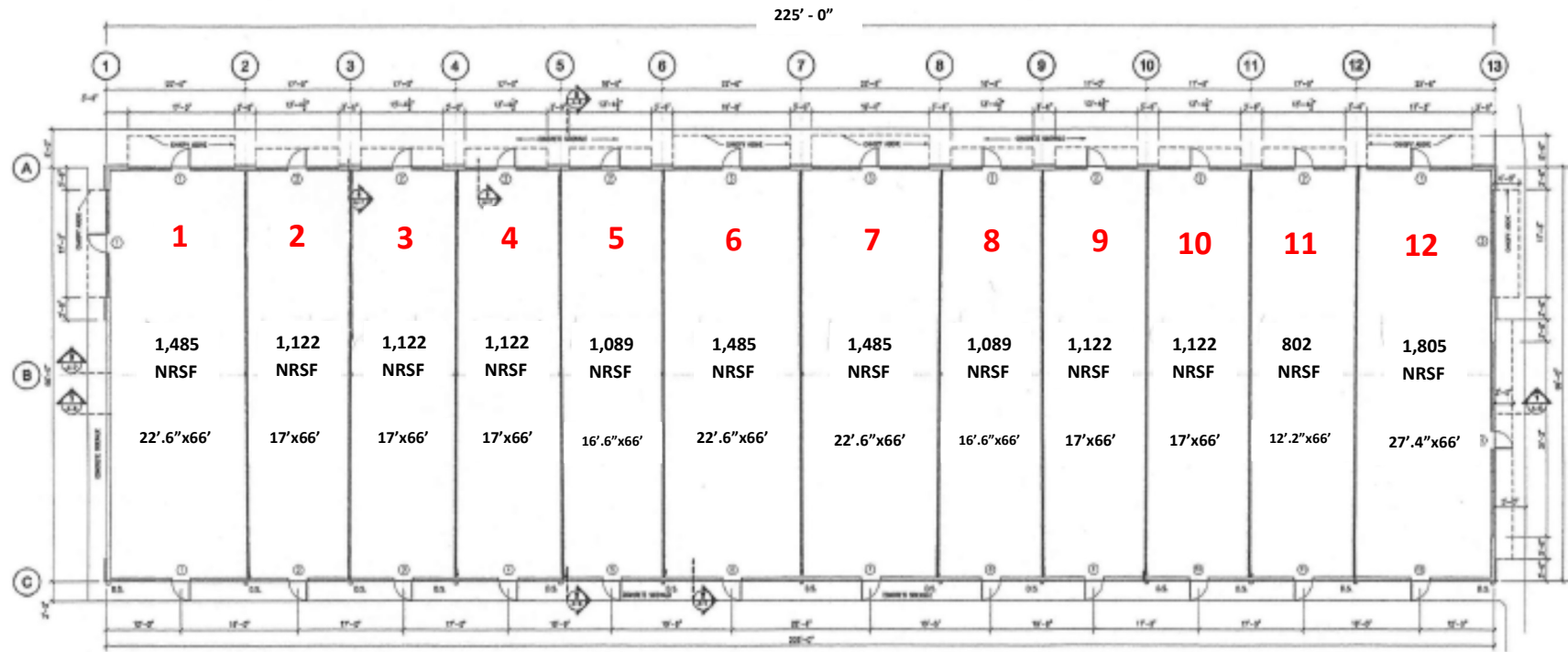
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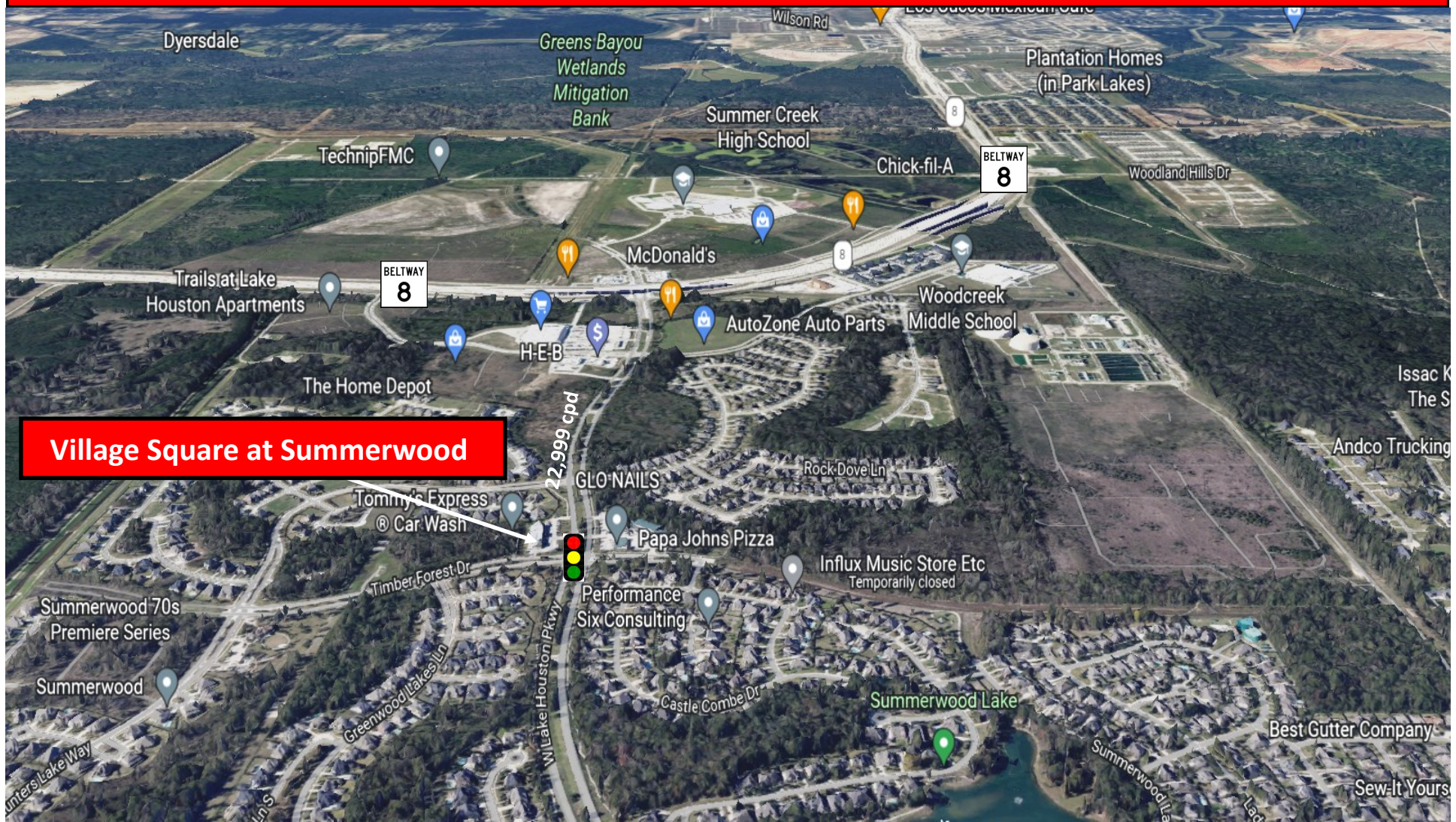


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|-------------------------|--------------------|
| 1. Pharmacy | 8. Hair Salon |
| 2. Pizza Hut | 9. Nail Spa |
| 3. Barber Shop | 10. Tailor Shop |
| 4, 5. Medical Clinic | 11. Hype Nutrition |
| 6. Chiropractor | 12. Dental Clinic |
| 7. State Farm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

FOR LEASE



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