

RETAIL FOR LEASE

SE HOUSTON RETAIL OPPORTUNITY

9700 Riverstone Ranch Dr., Houston, TX 77089



OFFERING SUMMARY

AVAILABLE SF:	1,625 - 19,940 SF
LEASE RATE:	\$1.00 SF/MO (NNN)
LOT SIZE:	3.42 Acres
BUILDING SIZE:	19,940 SF
ZONING:	Commercial
MARKET:	Houston
SUBMARKET:	Southeast Outlier Retail

PROPERTY OVERVIEW

Easy access to the Sam Houston Tollway via Pearland Parkway. Close to area Elementary and Middle School. \$1.00 SF/MO + NNN Lease, Minimum 3-year term desired.

PROPERTY HIGHLIGHTS

- 8 spaces Available
- 19,000+ SF Retail Center
- 50+ Surface Spaces
- End Caps w/ Drive-Thru Available
- 2 Separate Curb Cuts
- Surrounded by Master Planned Communities
- Good Traffic Counts and Strong Demographics

KW COMMERCIAL
5050 Westheimer, Ste. 200
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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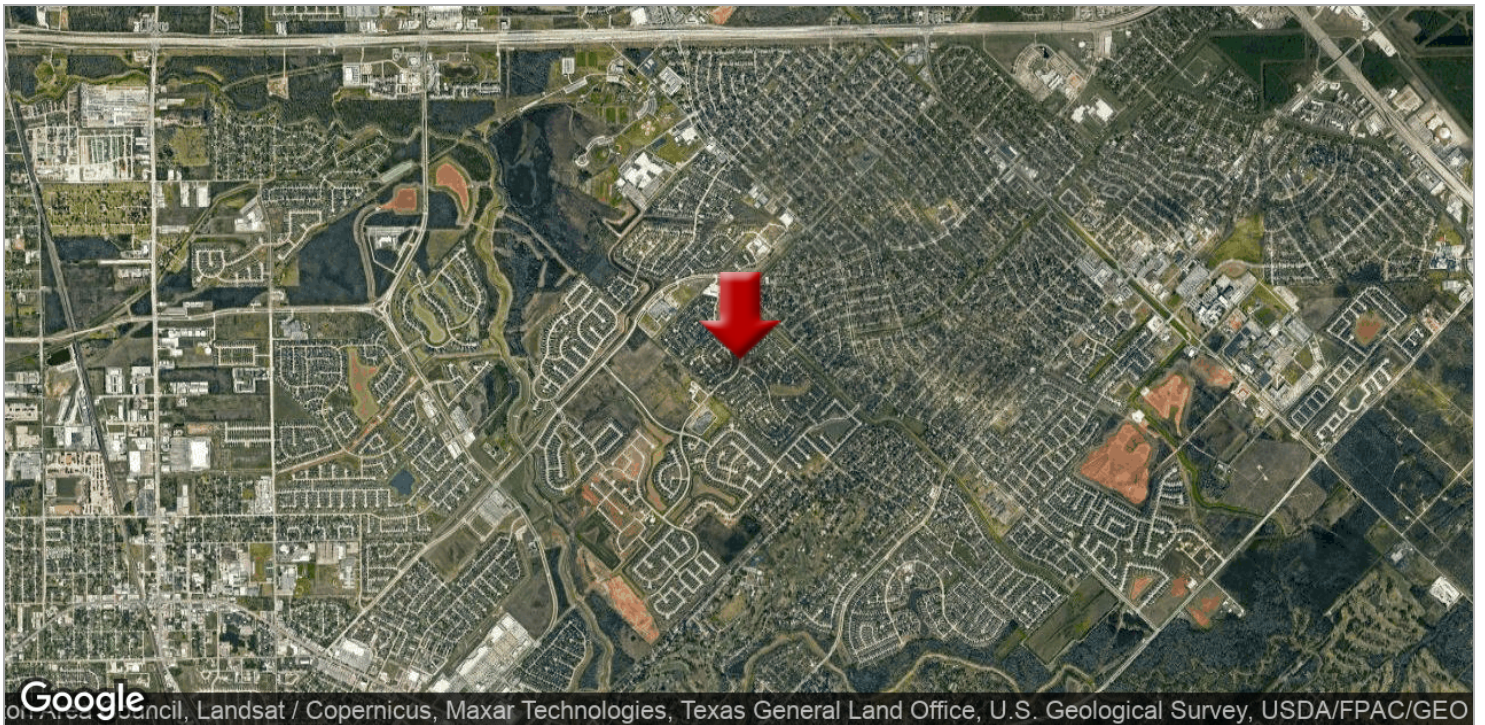
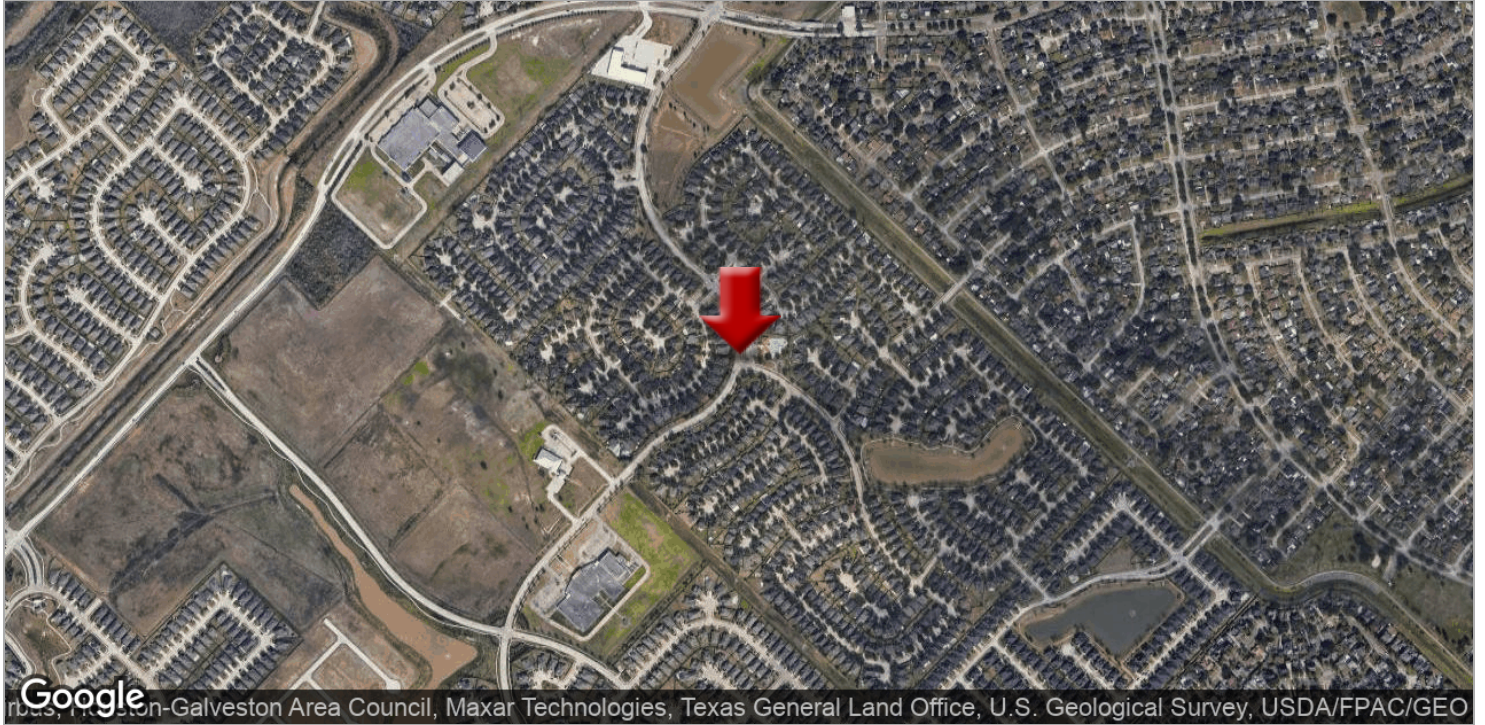
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,722	89,342	199,349
Median age	34.7	33.6	31.9
Median age (male)	36.2	33.4	31.3
Median age (Female)	33.8	33.9	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,717	30,279	65,694
# of persons per HH	3.2	3.0	3.0
Average HH income	\$85,291	\$74,334	\$68,964
Average house value	\$132,438	\$139,204	\$140,182

* Demographic data derived from 2020 ACS - US Census

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