

# FOR LEASE



## WILLOWBROOK PLAZA

17355 TOMBALL PKWY, HOUSTON, TX 77064

### 384,858

EXISTING SQUARE FEET

MAJOR TENANTS



## PROPERTY INFORMATION

01

### ADDRESS

17355, Tomball Parkway, Huston, TX - 77064

02

### CENTER SIZE

384,858 SF

03

### LEASE RATE

Contact Agent for pricing \*Major incentives for qualified prospects

04

### TRAFFIC COUNTS

|                            |            |
|----------------------------|------------|
| Highway 249 N of F.M. 1960 | 54,371 vpd |
| Highway 249 S of F.M. 1960 | 22,097 vpd |
| F.M. 1960 E of Highway 249 | 52,650 vpd |
| F.M. 1960 W of Highway 249 | 50,375 vpd |

05

### PARKING SPACES (RATIO)

3,009 Spaces (6.6 per 1,000 SF)

06

### FEATURES

| 2023 Estimated Demos     | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|--------------------------|---------------|---------------|---------------|
| Population               | 7,025         | 96,840        | 322,526       |
| Average Household Income | \$71,358      | \$94,189      | \$98,829      |
| Households               | 2,935         | 36,337        | 112,867       |



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## TENANCY SUMMARY

| UNIT | TENANT                 | SQ FT  | UNIT | TENANT                      | SQ FT | UNIT | TENANT                | SQ FT  | UNIT    | TENANT                 | SQ FT      | UNIT    | TENANT             | SQ FT  |
|------|------------------------|--------|------|-----------------------------|-------|------|-----------------------|--------|---------|------------------------|------------|---------|--------------------|--------|
| 100  | Rally House            | 10,170 | 300  | Mariscos El General         | 9,132 | 460  | ReWax & UnwLine       | 1,613  | 820     | MochiDog               | 16,000     | 900     | Nova Medical Group | 4,950  |
| 110  | AVAILABLE              | 2,166  | 400  | Urgent Care for Kids        | 6,000 | 470  | AVAILABLE             | 2,182  | 830     | Gud Food Kitchen       | 16,002     | 910     | ShoreTeg           | 1,724  |
| 120  | Dollar Tree            | 10,355 | 410  | DXL Men's Apparel           | 7,589 | 480  | Penn Eye Care         | 2,250  | 840     | Silque Cocktail        | 2,619      | 920     | AVAILABLE          | 1,125  |
| 130  | Kids Empire            | 18,000 | 420  | La Belle Nail Bar           | 1,299 | 490  | Eye Care for Animals  | 3,000  | 850     | Loaded Daiquiris to go | 12,228     | 930/940 | SmileRight         | 6,038  |
| 140  | Luv Bridal             | 6,071  | 430  | Hanu Korean BBQ             | 6,500 | 500  | Saltgrass Steak House | 8,215  | 860     | Congregate Kitchen     | 3,215      | 950     | The Indian Deck    | 15,000 |
| 150  | Amped Fitness          | 35,000 | 435  | Victoria Cosmetology School | 5,082 | 600  | Smith's               | 6,575  | 870     | Quiktrip               | 3,298      | 960     | OneMain Financial  | 15,000 |
| 170A | World Market           | 18,230 | 440  | AVAILABLE                   | 2,580 | 700  | AMC Theatres          | 91,791 | 875     | Quiktrip               | 15,360     | 970     | AVAILABLE          | 2,950  |
| 170B | Slick City Action Park | 44,987 | 445  | AVAILABLE                   | 1,500 | 800  | Buffalo Wild Wings    | 5,127  | 880/885 | Quiktrip               | 19,540     | 980     | Mario's Bridol     | 11,550 |
| 170C | Eco Thrift             | 29,258 | 450  | B Beautiful Hair Bar        | 1,500 | 810  | Marble Slab Creamery  | 1,200  | 890     | Quiktrip               | 4,297      | 990     | AVAILABLE          | 3,468  |
|      |                        |        |      |                             |       |      |                       |        | Op-01   | AVAILABLE              | 0.29 Acres | 995     | Yummy Pho & Bo Ne  | 2,627  |



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GET IN  
TOUCH

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