

**RETAIL**

**For Lease**



**FARID CHATUR**

**(832) 685-2739**

**APEXREALTORS.COM**

**@apexrealtors** **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,**  
**HOUSTON, 77056**



## SPACES AVAILABLE:

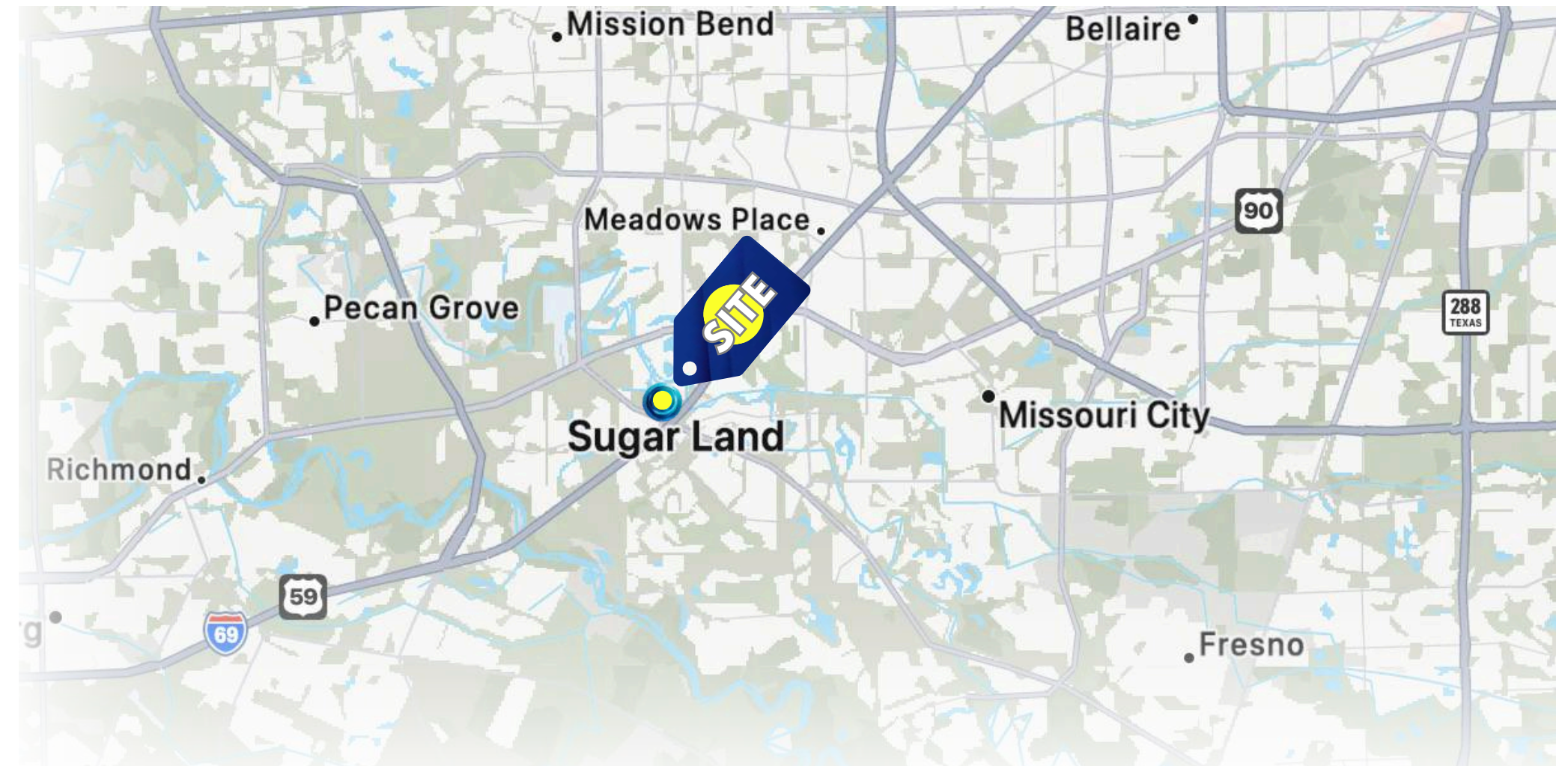
Suite 200 - 2200 Sq. Ft.

## PRICE

\$20 psf/yr plus triple nets

## HIGHLIGHTS

- Perfect for any medical or professional office use.
- Located in the Heart of Sugar Land.



## TRAFFIC COUNTS

State Hwy 6 55,014VPD

## DEMOGRAPHICS

|                           | 1 mile   | 3 mile    |
|---------------------------|----------|-----------|
| Population                | 11,349   | 97,767    |
| Median HH Income          | \$91,486 | \$107,973 |
| Population Growth '23-'28 | ↑ 8.25%  | ↑ 7.35%   |



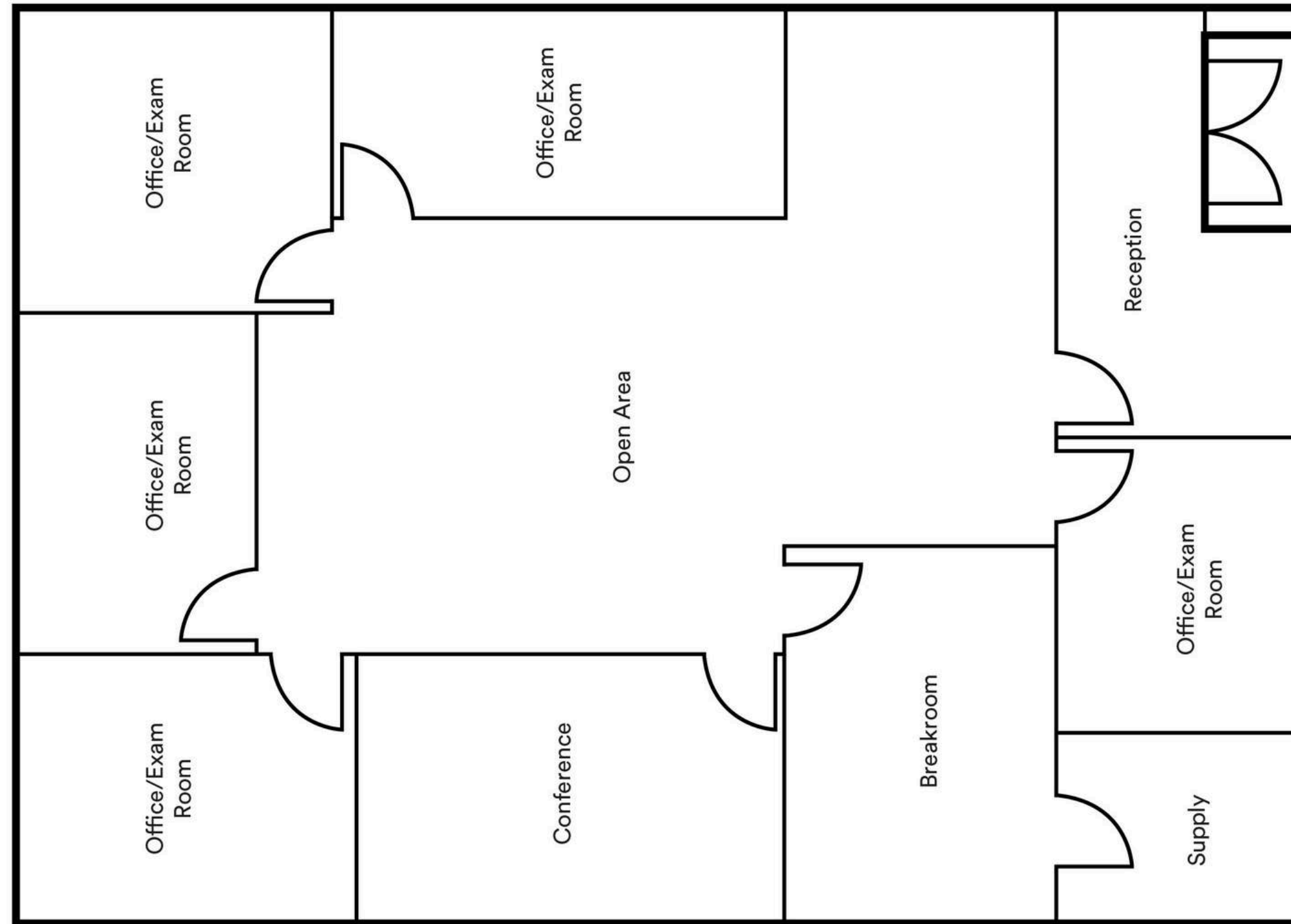








## FLOOR PLAN









**APEX  
REALTORS**

**16701 Creek Bend Dr,  
Sugar Land, TX 77478**



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