

Retail

For Lease



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[Contact us for more information](#)

RIVERSTONE
PHARMACY & WELLNESS

VENUS
Nails Palace

HALO
DENTAL

**1,425 SF SECOND GEN.
RETAIL/ PHARMACY SPACE**

**18721 University Blvd #130,
Sugar Land, TX 77479**



PROPERTY HIGHLIGHTS

High traffic location in the exclusive Riverstone community

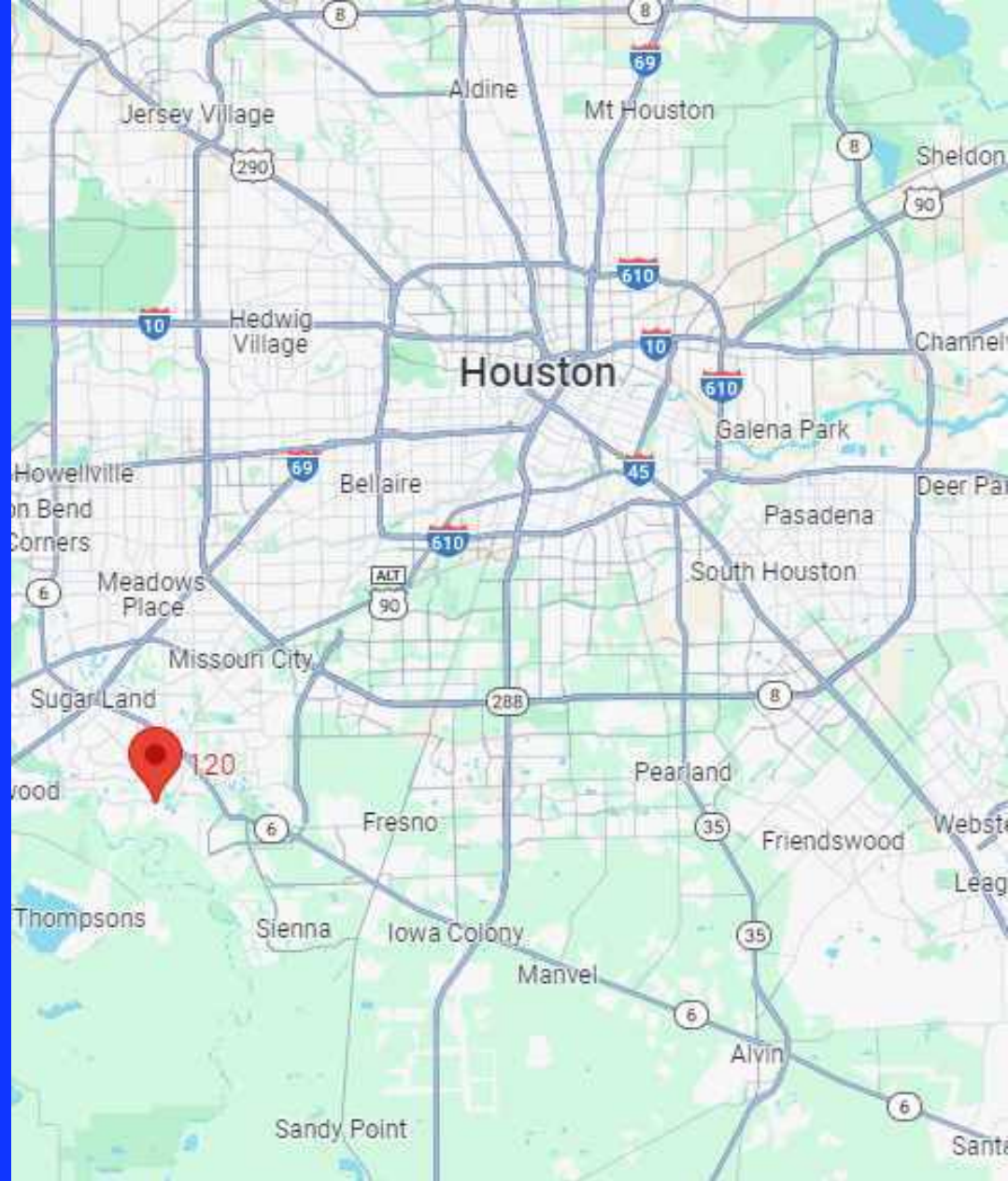
Fully built out pharmacy space by the corner of Riverstone & LJ Parkway

Rare opportunity to get a space in this popular center

Last space available!

DEMOGRAPHICS

3 MILE	1 MILE	
77,740	10,632	Population
25,213	3,190	Households
41	39.10	Median Age
\$136,674	\$171,120	Median HH Income
16,523	1,001	Daytime Employees
↑ 8.26%	↑ 10.96%	Population Growth '23-'28
↑ 8.22%	↑ 11.03%	Household Growth '23-'28





TRAFFIC

Collection Street	Cross Street	Traffic Vol	Last Measure	Distance
University Boulevard	University Blvd W	17,284	2022	0.24 mi
Oilfield Rd	Oil Field Rd E	1,524	2018	0.25 mi
Manor Dr	Oilfield Rd N	549	2022	0.26 mi
Scenic River Dr	-	3,812	2022	0.38 mi
University Boulevard	University Blvd N	21,137	2022	0.59 mi
S University Blvd	University Blvd N	2,321	2022	0.60 mi
Oilfield Rd	Commonwealth Blvd N	3,927	2018	0.84 mi
Commonwealth Blvd	Oilfield Rd NE	6,185	2022	0.88 mi
Commonwealth Blvd	Oilfield Rd SW	7,705	2022	0.89 mi
Oilfield Rd	University Blvd W	4,000	2022	0.90 mi

PROPERTY OVERVIEW



AERIAL VIEW



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