

**Retail**

**For Lease**



**Daniel Myers**

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**2240 FM 1092, Missouri  
City Texas 77459**

**Two fully built spaces available**



# PROPERTY HIGHLIGHTS

**Two fully built spaces available**

**#2230 is 1,500 SF and is a second generation hair salon/ barber with plumbing for wash bowls.**

**#2250 is 867 SF and is a second generation jewelers store built to a high standard. Do not disturb the tenant - viewing strictly by appointment. Potentially available April/ May 2024.**

# DEMOGRAPHICS

**3 MILE**

**1 MILE**

110,188

11,571

Population

37,225

3,893

Households

40.10

40.90

Median Age

\$93,998

\$84,125

Median HH Income

31,180

2,296

Daytime Employees

↑ 5.65%

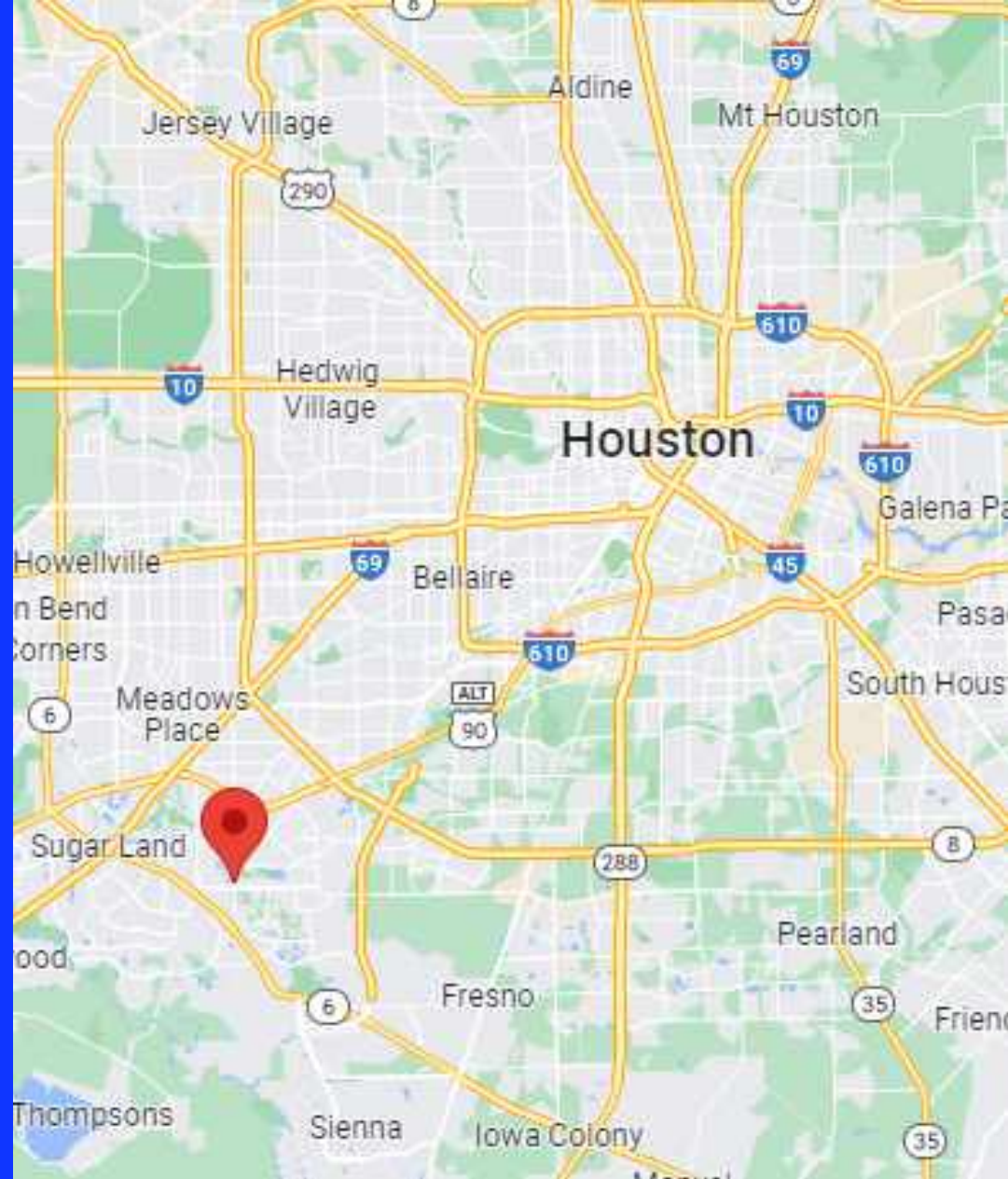
↑ 4.82%

Population Growth '23-'28

↑ 5.74%

↑ 4.91%

Household Growth '23-'28

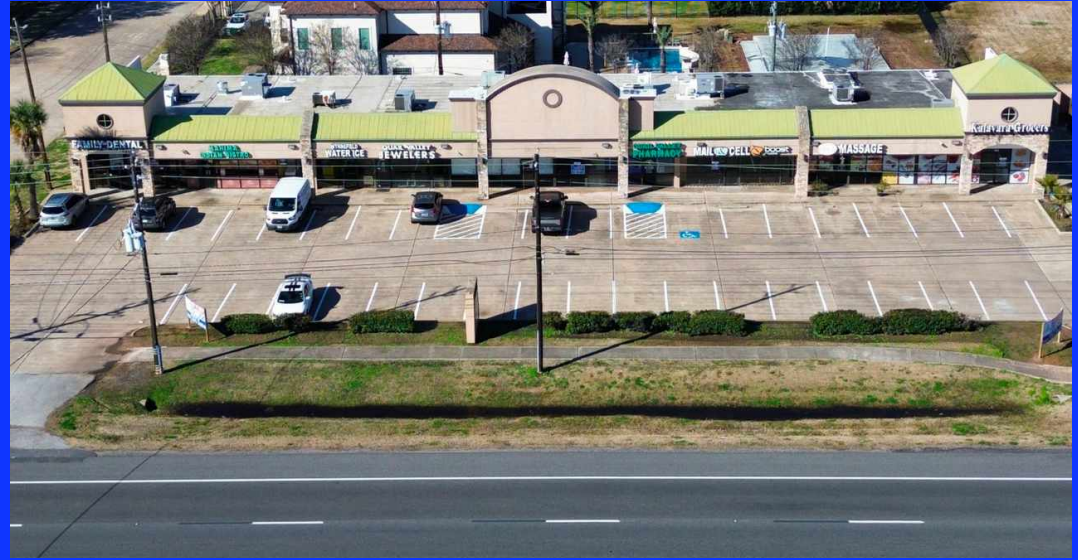




# TRAFFIC

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
FM 1092 Rd	Waterford Village Blvd S	56,097	2022	0.06 mi
FM 1092 Rd	5th St N	26,199	2022	0.19 mi
FM 1092 Rd	Cartwright Rd S	39,239	2022	0.22 mi
5th Street	Rothwell St NE	10,954	2022	0.26 mi
Murphy Road	Cartwright Rd S	40,181	2020	0.27 mi
5th St	Rothwell St NE	5,717	2022	0.28 mi
Cartwright Rd	W Baron Ln E	22,313	2022	0.33 mi
Cartwright Road	W Baron Ln E	25,612	2022	0.34 mi
Cartwright Rd	Waterford PkSt W	13,399	2022	0.38 mi
FM 1092 Rd	Cartwright Rd N	27,518	2022	0.40 mi

# PROPERTY OVERVIEW



Murphy Rd



Cartwright Rd



FM 1092 Rd



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