



STARFIELD SHOPPING CENTER

17099 WALDEN RD., MONTGOMERY, TX 77356

Features

- Dollar Tree anchored center located adjacent to and pulls from the only Walmart servicing the Lake community, doing \$59 million in gross annual sales
- Two pad sites available for ground lease or build to suit
- This is the last retail center on the way home for 12,000 households in the affluent Walden community, and the closest stop for goods and services on the way out of the community

FOR LEASE AND GROUND LEASE

TOTAL SF: 36,365
AVAILABLE SF: 6,811
MIN CONTIGUOUS SF: 1,050
MAX CONTIGUOUS SF: 2,275
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2021	1 MILE	3 MILES	5 MILES
Walden Rd	19,171 VPD	Population		2,524	20,706	36,459
TX-105	50,139 VPD	2020-2025 Total Population Change		10.4	11.9%	13.0%
		Average Household Income		\$128,422	\$126,398	\$123,504
		Daytime Population		3,101	20,299	33,737

Area Retailers & Businesses



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Available Space

110	1,400 sf
130	1,050 sf
160	2,086 sf
190	2,275 sf

PAD A	1.58 Ac ground lease or build to suit
PAD B	1.46 Ac ground lease or build to suit

Current Tenants

100	Quality of Life	
	Chiropractor	3,990 sf
120	Dream Nails	1,400 sf
140	Boogie's Bar & Grill	3,500 sf
180	Veterinary Clinic	2,499 sf
200	McKenzie's Hamburgers	3,850 sf
210	Dollar Tree	8,460 sf
280	Go-N-Play Daycare	6,125 sf



Lake Conroe
20,118 acres

SITE

Freeport Dr

19,171 VPD

Lake Conroe

Lakeside Pharmacy

kw

MCKENZIE'S
HARDWARE & BURGERS

DOLLAR TREE

Wags & Whiskers

Walmart

Walden Rd

WHATABURGER

Walgreens

EXXON

COLDWELL BANKER

MURPHY USA

2,802 VPD

Cape Conroe Dr

CHASE

CHASE

K

GREASE MONKEY

Domino's

105 TEXAS

Domino's

PAPA JOHN'S

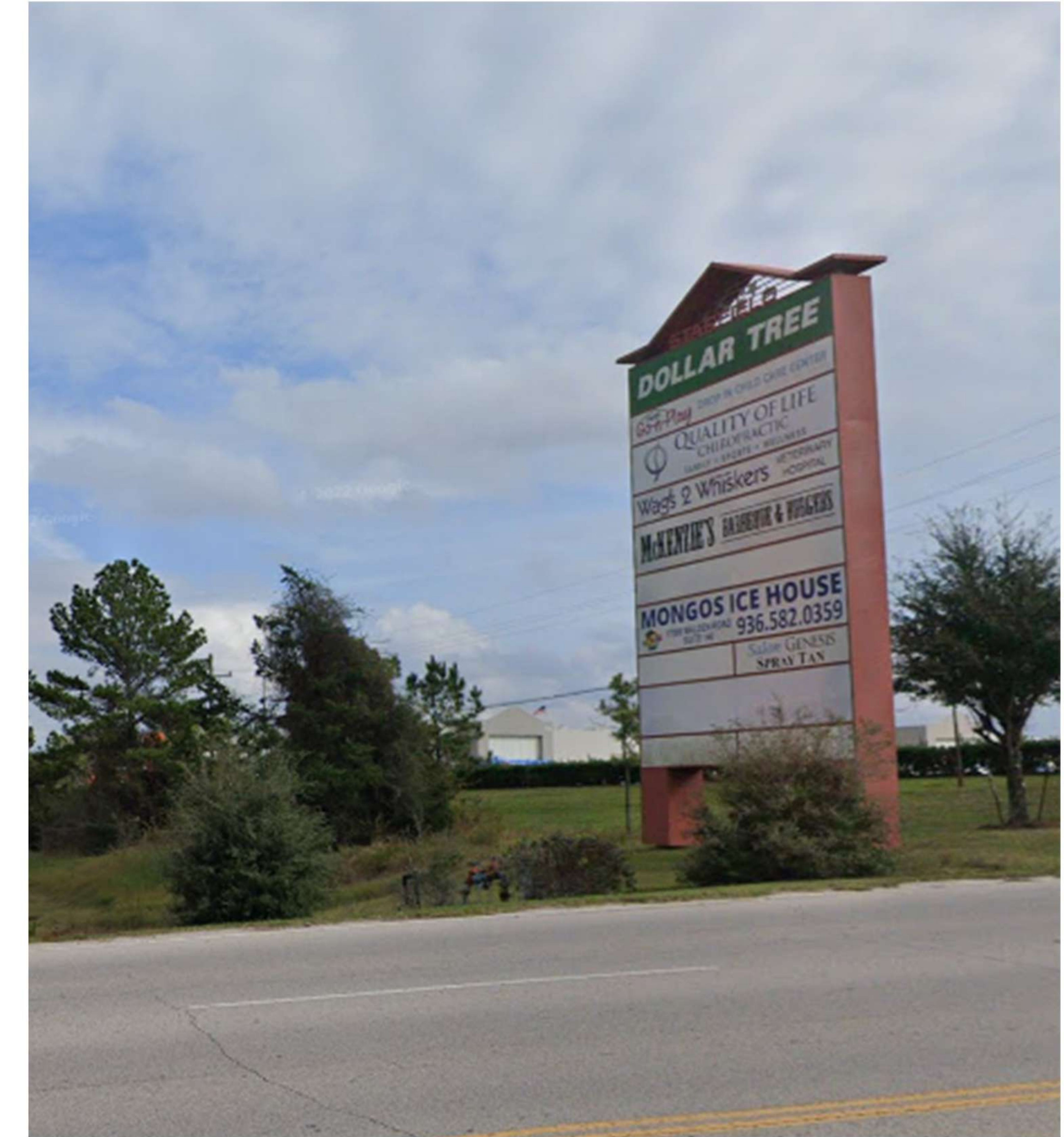
WORLD'S BURGERS

SPEC'S

U-HAUL

0 0.1 0.2 Miles

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