

Steeplechase Village

# PROFESSIONAL PARK FOR LEASE

11240-11242 FM 1960 Rd, Houston, TX 77065



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vantagepoint  
real estate group

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## PROPERTY HIGHLIGHTS:

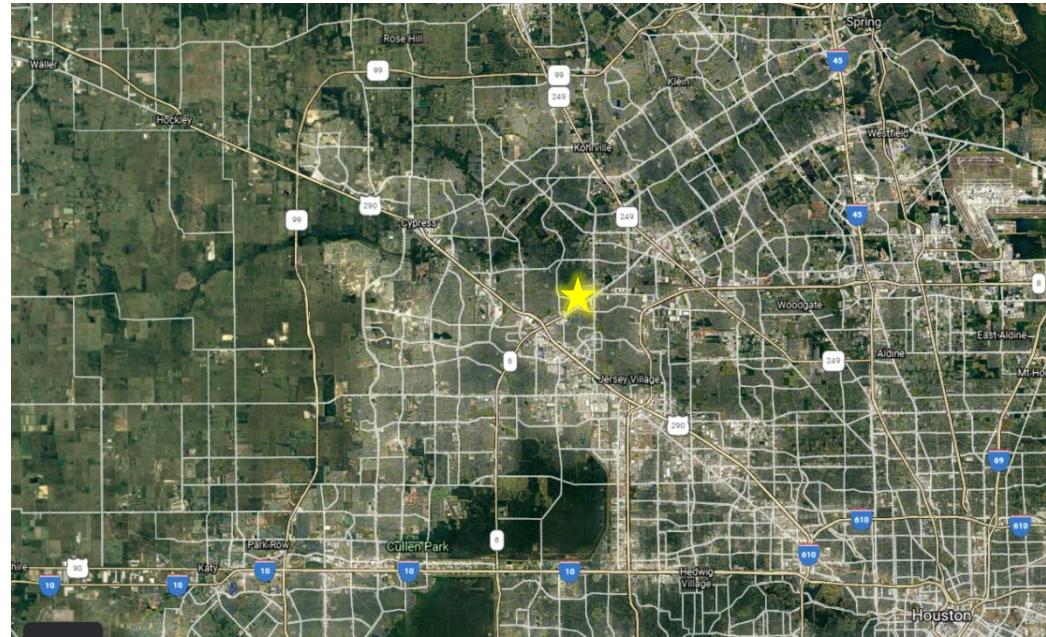
- FM 1960 Rd W Frontage
- 2 Large & Highly Visible Tenant Pylon Signs
- Outdoor Green Space With Walking Trail
- Individualized Storefront Designs Enhancing Tenant's Presence
- 4.5/1,000 Parking Ratio
- Easy Access to Hwy 290, Beltway 8, and SH 249

## FM 1960 RD WEST OF JONES TRAFFIC COUNTS:

- 59,000 (average daily traffic counts)

## AREA RETAILERS:

- Kroger
- Kohl's
- Walmart
- Ross
- Burlington
- Academy
- Target
- Home Depot
- Walgreens
- Hobby Lobby
- Vevor
- Ollie's



## DEMOGRAPHICS:

• Population	16,180 (1 mi)	123,139 (3 mi)	229,495 (5 mi)
• Daytime Population	1,902 (1 mi)	86,190 (3 mi)	200,068 (5 mi)
• Households	4,314 (1 mi)	45,240 (3 mi)	111,172 (5 mi)
• Average HH Income	\$90,065 (1 mi)	\$81,364 (3 mi)	\$101,915 (5 mi)

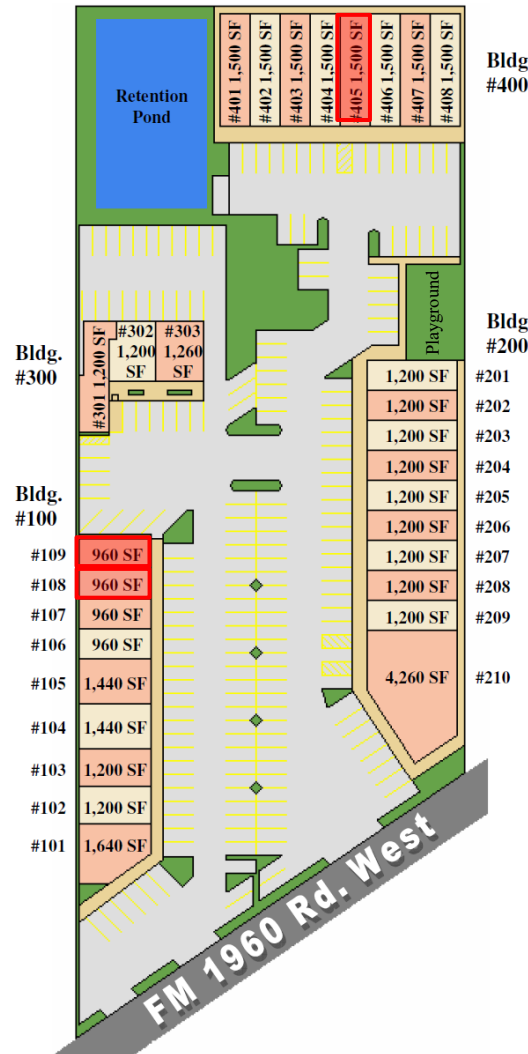
The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.

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**AVAILABLE SUITES IN RED:**

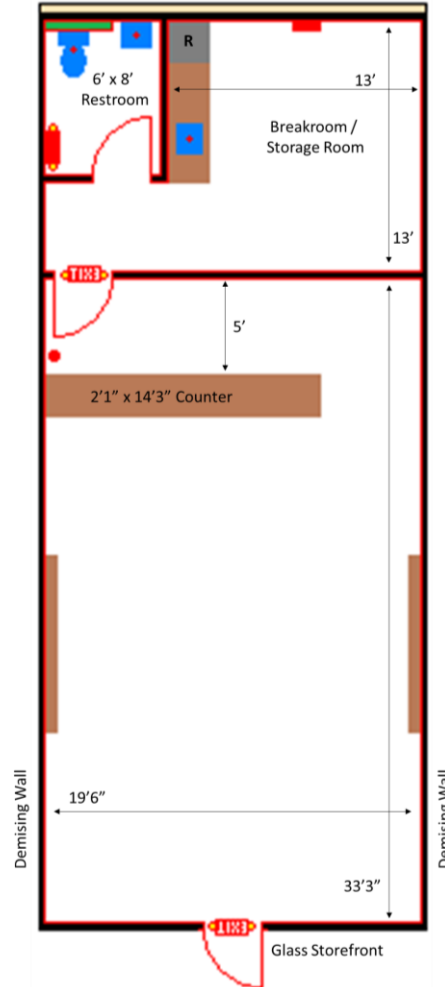
- Suite 108 – 960 SF
- Suite 109 – 960 SF
- Suite 405 – 1,500 SF



**CO-TENANTS:**

- NW Cypress Pediatrics & Family Medicine
- Star Physical Therapy
- Randstad
- Inkfree MD Laser Clinic
- Butterfly Effects ABA Therapy
- Autism 4 Kids Testing
- Leg Pain Clinic
- ABACEP Testosterone & Wellness Clinic
- Lotus Hand Acupuncture
- Pure One Infusion
- CBL Pharmacy
- Little Explorers Lab
- Wonderbees Learning Academy
- Mila Bee Studios
- Allstate
- NAN Properties
- Enterprise Rent-A-Car
- VantagePoint Real Estate Group

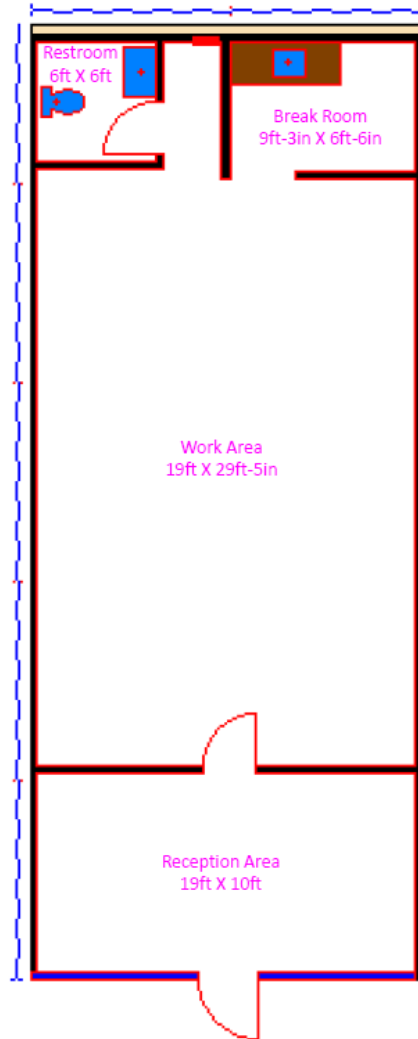
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The logo for Vantagepoint Real Estate Group features the word "vantagepoint" in a bold, lowercase sans-serif font, with a red triangle above the letter "i". Below it, the words "real estate group" are written in a smaller, lowercase sans-serif font.