



# Sublease Opportunity

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2515 Cordes Drive  
Sugar Land, TX 77479

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± 4,750 SF Available

**Chris Burns**  
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# Property Overview

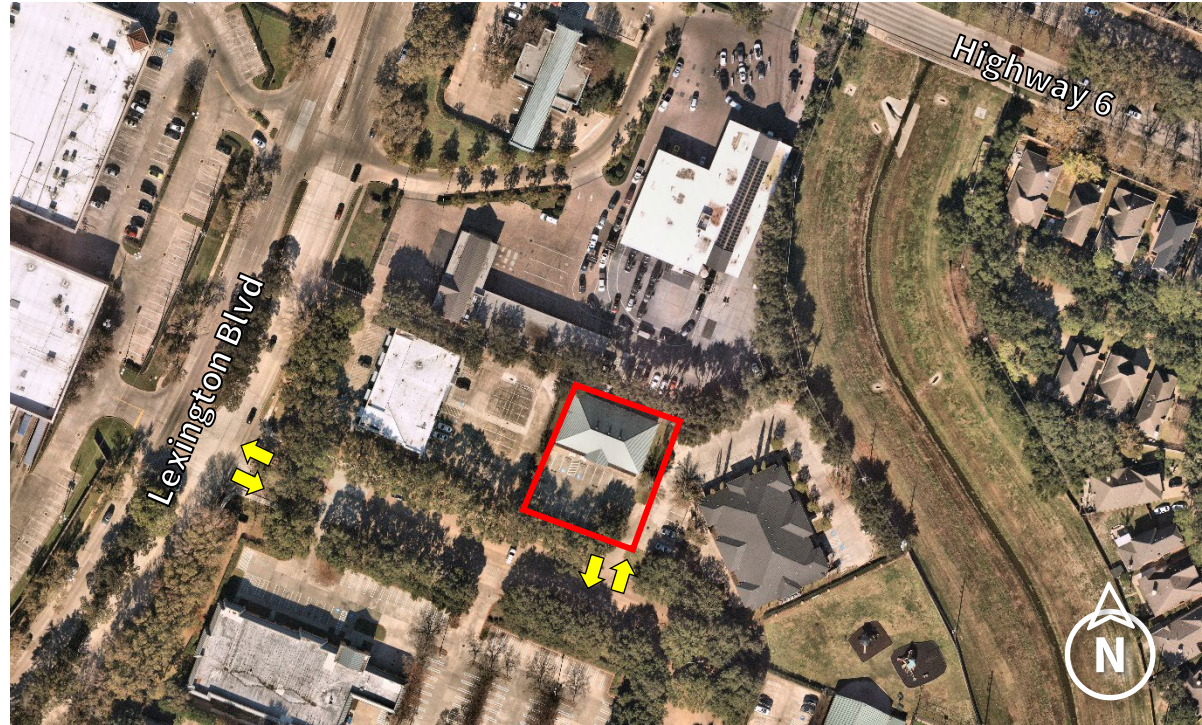


## Property Description

- ±4,750 SF Available
- Built out medical office space

**Current Term Expires: December 31, 2028**

**Call broker for pricing.**



## Opportunity Highlights

**Estimated Population**

1-miles	3-miles	5-miles
3,727	80,260	252,823

**Number of Households**

1-miles	3-miles	5-miles
1,635	27,385	82,425

**Average Household Income**

1-miles	3-miles	5-miles
\$138,586	\$150,516	\$133,640

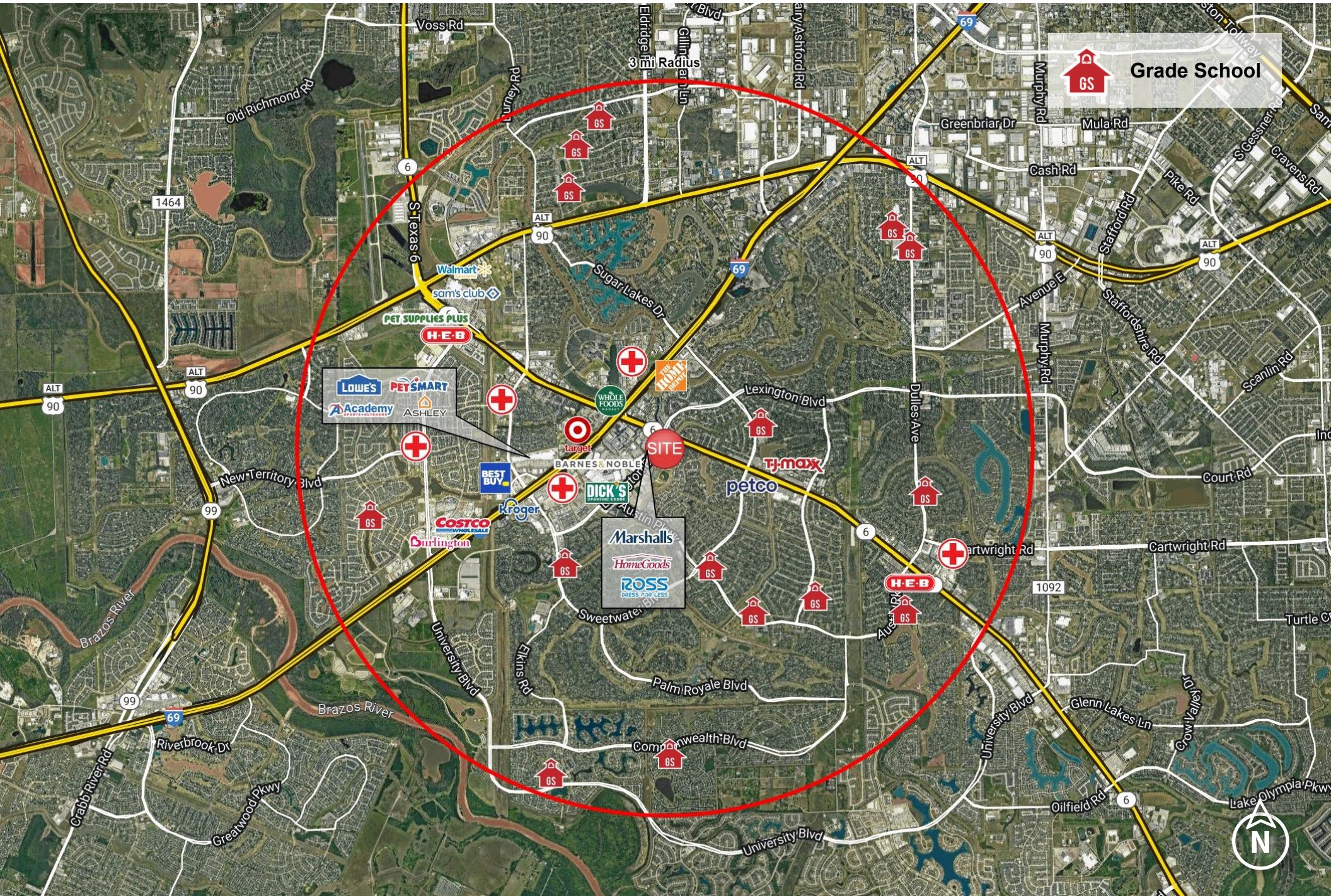
**Median Age**

1-miles	3-miles	5-miles
45.5	38.7	37.0

**Area Traffic Counts**

<b>15,235 VPD</b>	<b>67,660 VPD</b>
Lexington Blvd, at Highway 6	Highway 6, at Lexington Blvd

# Trade Area Aerial



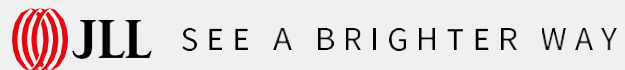
# Contact

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