

FOR LEASE



2nd Floor

24025 KATY FWY, KATY, TX 77494

KATY I-10 SHOPS

9,600 SQ FT (Divisible) 2nd Floor 2nd Gen Retail/Office/Medical



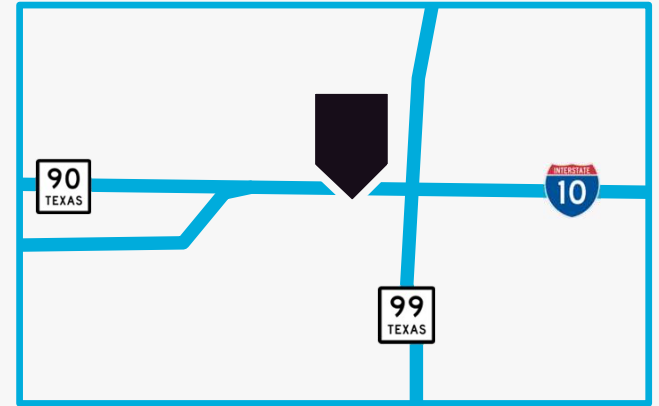
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2409 Commerce St, Ste. 1A
Houston, TX 77003

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PROPERTY HIGHLIGHTS

- SWQ of I-10 & Grand Pkwy; I-10 Frontage
- Driveway access to Grand Pkwy & Costco
- Ample parking, greater than 200 spaces
- Proximity: Costco, Memorial Hermann
- Traffic Counts: 140,000+ VPD
- 2nd Floor open white box with high-end finishes



AREA DEMOGRAPHICS

	2 MI	5 MI
Population	52,888	278,927
Avg HH Income	\$107,701	\$126,875
Households	18,362	91,311



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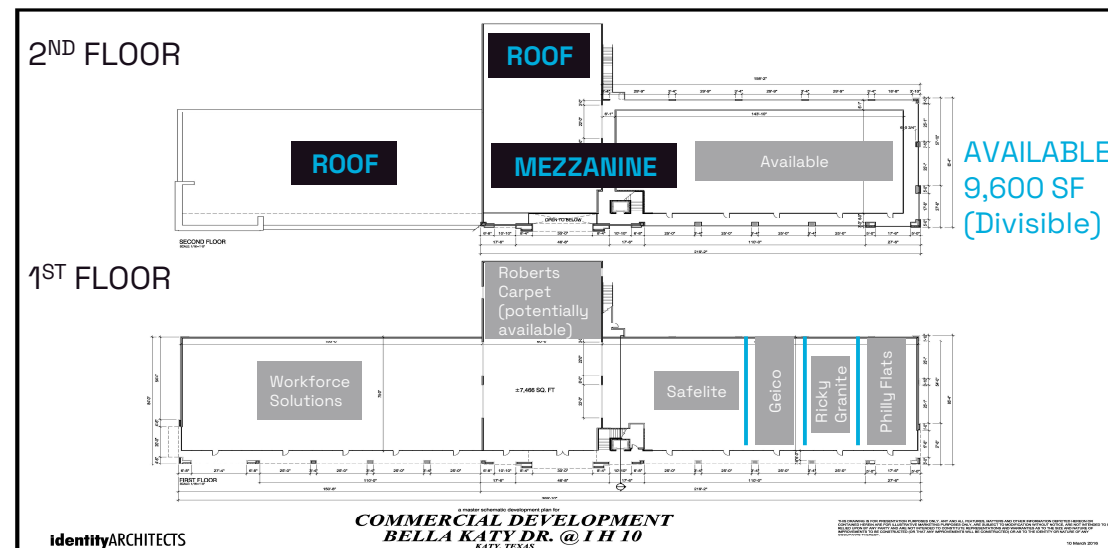
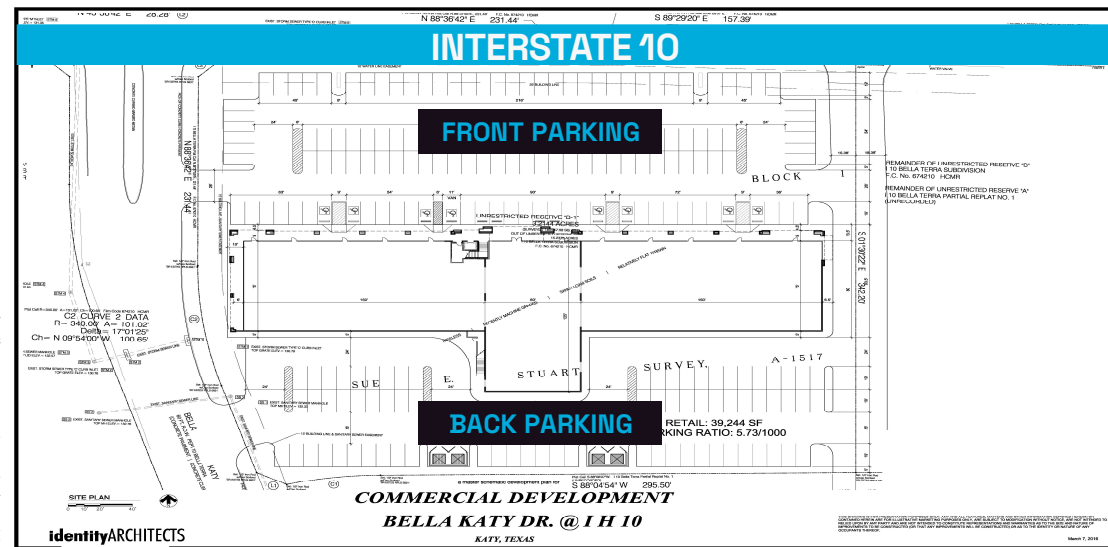
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ADDITIONAL HIGHLIGHTS

- 40,000 RSF
- Base Rent: call for pricing; NNN: \$9.00 psf
- Proximity: Costco, Memorial Hermann, Katy hospitals
- Tenants: Safelite, Roberts Carpet, Work Force Solutions, Philly Flats

2ND FLOOR HIGHLIGHTS

- Elevator and stair access
- Wraparound covered breezeway
- Open concept retail with high-end finishes and two sets of men's and women's bathrooms, bar and private office area; strong fit for salon suites, medical; potentially divisible.



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KATY FORT BEND

COLONIAL PKWY

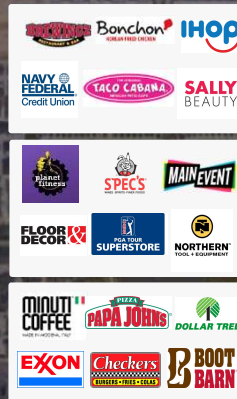
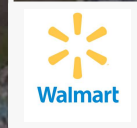
*LOCATIONS OF SURROUNDING RETAILERS ARE APPROXIMATE AND SIZE NOT TO SCALE



SITE



INTERSTATE 10



HIGHWAY 99

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DISCLAIMER: The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by JAR Real Estate, LLC or by any agent, principal or employee of JAR Real Estate, LLC .



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