

# FOR LEASE - STANBRIDGE PLAZA

**\$18.00 PSF/YR NNN**

## AVAILABLE SPACE

Address	Suite	SF
<b>9210</b>	<b>- C</b>	<b>- 1,125</b>

**9210 & 9220 HWY 6 SOUTH**

**Houston, TX 77083**

**Northwest Corner - Hwy 6 at Stanbridge**

## Property Information

- Retail Shopping center consists of two centers with national tenants.
  - 9210 Plaza has 13,500 SF
  - 9220 Plaza has 12,000 SF
- Facing State Highway 6, it is a tremendous location for retail with high volume traffic.
- Property is surrounded by well established subdivisions.
- Easy access and excellent visibility.



**cmj brokerage**

9210

Suite

C

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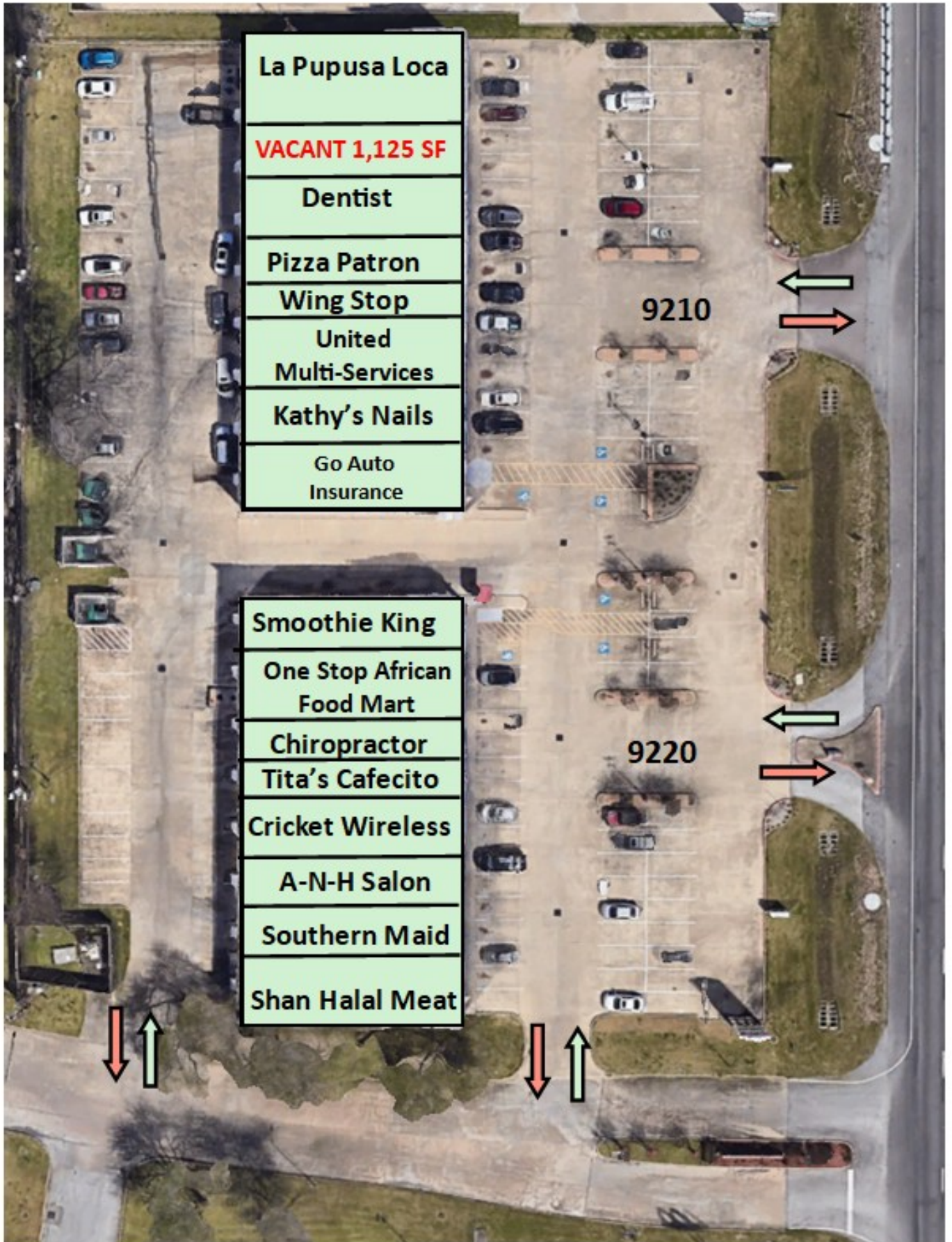
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# Site Plan—Stanbridge Plaza



## Demographic Summary Report

### Stanbridge Plaza

9210 Highway 6 S, Houston, TX 77083

Building Type: **General Retail**      Total Available: **1,125 SF**  
 Secondary: **Storefront**      % Leased: **91.67%**  
 GLA: **13,500 SF**      Rent/SF/Yr: **\$18.00**  
 Year Built: **2000**



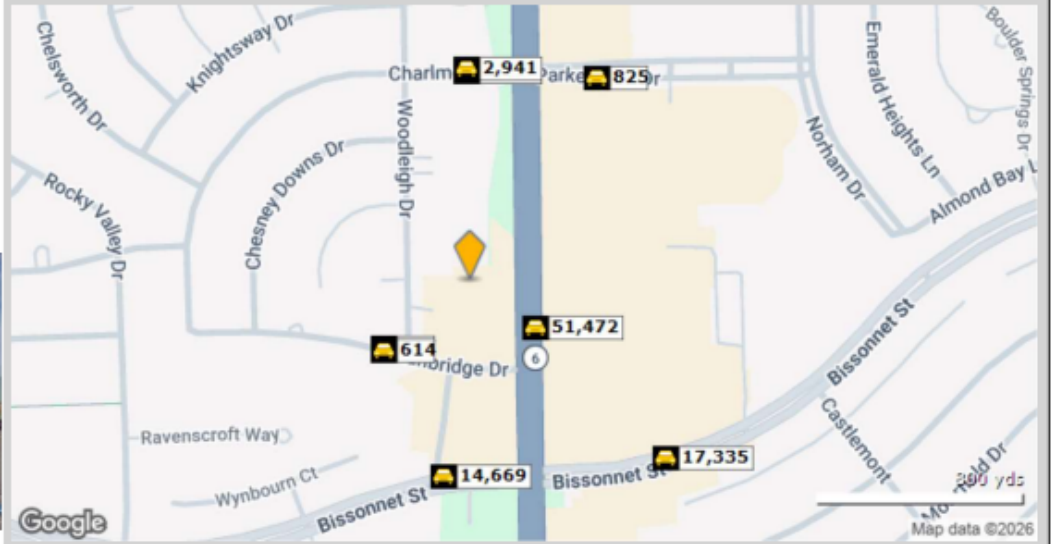
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2030 Projection	21,837	193,256	427,937
2025 Estimate	19,794	177,090	392,596
2020 Census	18,662	167,096	364,665
Growth 2025 - 2030	10.32%	9.13%	9.00%
Growth 2020 - 2025	6.07%	5.98%	7.66%
<b>2025 Population by Hispanic Origin</b>	6,523	62,074	133,952
<b>2025 Population</b>	19,794	177,090	392,596
White	2,658 13.43%	25,916 14.63%	67,302 17.14%
Black	5,453 27.55%	45,254 25.55%	100,385 25.57%
Am. Indian & Alaskan	231 1.17%	2,155 1.22%	4,459 1.14%
Asian	5,670 28.65%	48,755 27.53%	99,276 25.29%
Hawaiian & Pacific Island	12 0.06%	81 0.05%	250 0.06%
Other	5,769 29.15%	54,930 31.02%	120,925 30.80%
U.S. Armed Forces	24	82	569
<b>Households</b>			
2030 Projection	6,576	59,002	141,348
2025 Estimate	5,948	53,944	129,445
2020 Census	5,604	50,868	120,208
Growth 2025 - 2030	10.56%	9.38%	9.20%
Growth 2020 - 2025	6.14%	6.05%	7.68%
Owner Occupied	4,241 71.30%	34,824 64.56%	71,733 55.42%
Renter Occupied	1,707 28.70%	19,120 35.44%	57,712 44.58%
<b>2025 Households by HH Income</b>	5,948	53,946	129,446
Income: <\$25,000	657 11.05%	8,364 15.50%	21,898 16.92%
Income: \$25,000 - \$50,000	1,078 18.12%	10,185 18.88%	25,188 19.46%
Income: \$50,000 - \$75,000	807 13.57%	10,440 19.35%	23,778 18.37%
Income: \$75,000 - \$100,000	764 12.84%	6,730 12.48%	16,063 12.41%
Income: \$100,000 - \$125,000	899 15.11%	6,175 11.45%	13,438 10.38%
Income: \$125,000 - \$150,000	423 7.11%	2,865 5.31%	8,216 6.35%
Income: \$150,000 - \$200,000	803 13.50%	4,565 8.46%	9,665 7.47%
Income: \$200,000+	517 8.69%	4,622 8.57%	11,200 8.65%
<b>2025 Avg Household Income</b>	\$105,363	\$93,780	\$92,136
<b>2025 Med Household Income</b>	\$89,136	\$70,268	\$68,428

## Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Addicks-Howell Rd	Stanbridge Dr	0.03 S	2025	51,472	MPSI	.07
2 Stanbridge Dr	Woodleigh Dr	0.02 E	2024	607	MPSI	.09
3 Stanbridge Dr	Woodleigh Dr	0.02 E	2025	614	MPSI	.09
4 Bissonnet St	Addicks-Howell Rd	0.08 E	2024	14,577	MPSI	.16
5 Bissonnet St	Addicks-Howell Rd	0.08 E	2025	14,669	MPSI	.16
6 Charlmont Dr	Woodleigh Dr	0.05 W	2025	2,966	MPSI	.18
7 Charlmont Dr	Woodleigh Dr	0.05 W	2024	2,941	MPSI	.18
8 Parkesgate Dr	Charlmont Dr	0.05 W	2024	833	MPSI	.20
9 Parkesgate Dr	Charlmont Dr	0.05 W	2025	825	MPSI	.20
10 Bissonnet St	Addicks-Howell Rd	0.10 W	2025	17,335	MPSI	.22

