

For Lease



2,820 SF
Available



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hpiproperties.com

Shops at Alden Bridge

SWC of FM 1488 & Kuykendahl Rd
3759 FM 1488, The Woodlands, Texas 77382

For Lease



SHOPS AT ALDEN BRIDGE

3759 FM 1488, The Woodlands, Texas 77382

Property Information

Space For Lease	2,820 SF
Rental Rate	\$31.00 PSF
NNN	\$8.50 PSF
Total Sq. Ft.	33,707 SF

Property Highlights

- Across from HEB
- Signalized Intersection
- Easy Access & Excellent Visibility

Demographics

Population (2025)	1 mi. - 6,861
	3 mi. - 55,999
	5 mi. - 140,108
Average Household Income	1 mi. - \$160,997
	3 mi. - \$189,123
	5 mi. - \$193,955

Traffic Count	FM 1488: 50,877 VPD Kuykendahl Rd: 12,308 VPD
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Contact Information

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Principal | Brokerage
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For Lease



FM 1488 50,877 VPD



Kuykendahl Rd 12,308 VPD



CVS
pharmacy

HOUSTON
Methodist
EMERGENCY CARE CENTER

BKM Martial Arts
The Woodlands

Sydney
Nails & Spa

ANYTIME
FITNESS

2,820 SF
AVAILABLE



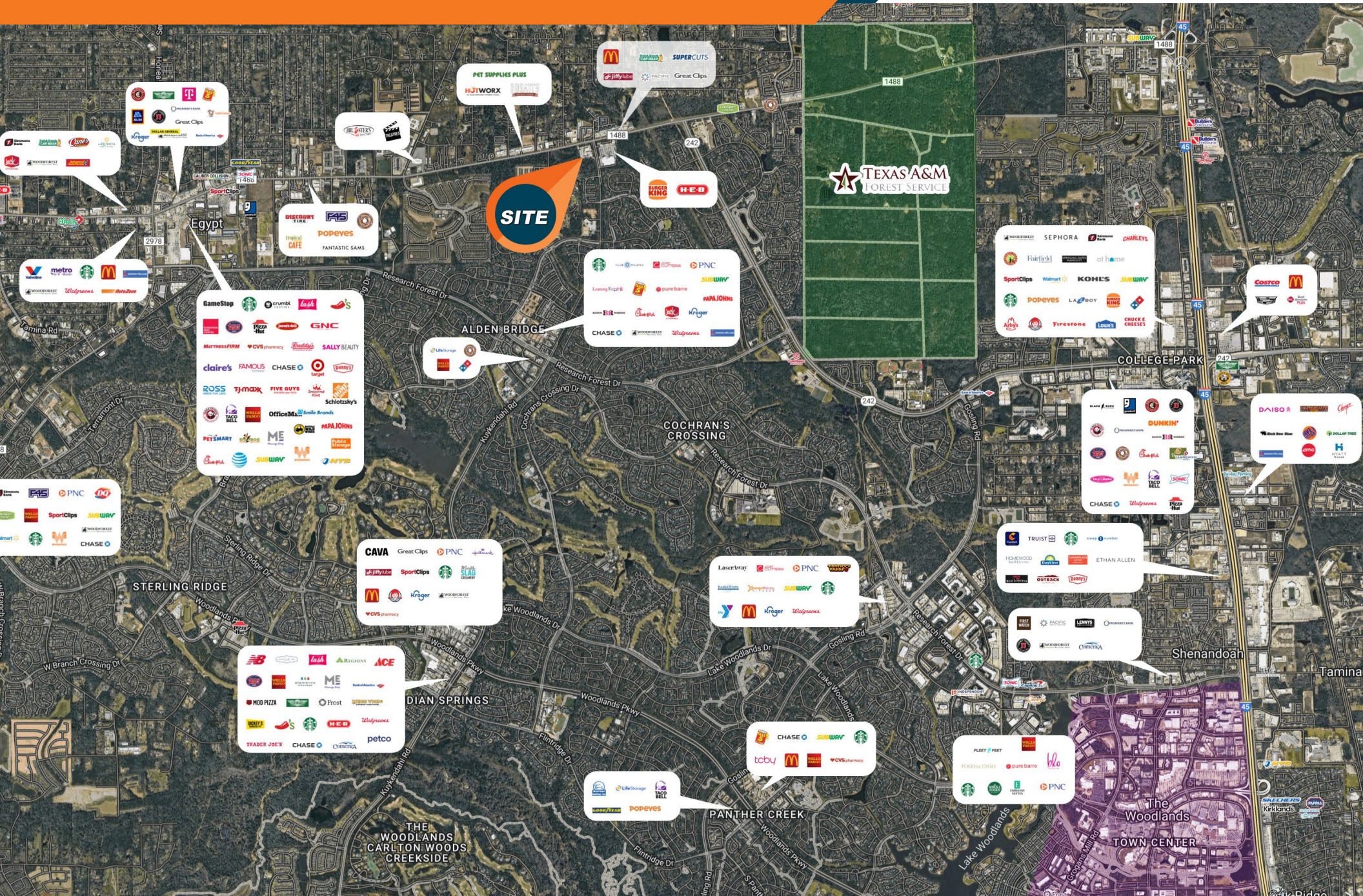
For Lease



SITE

2,929 SF AVAILABLE

For Lease



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