

# FOR LEASE

4732 GROVE BOULEVARD



**4732 SUGAR GROVE BOULEVARD**  
**STAFFORD, TX 77477**

### PROPERTY HIGHLIGHTS:

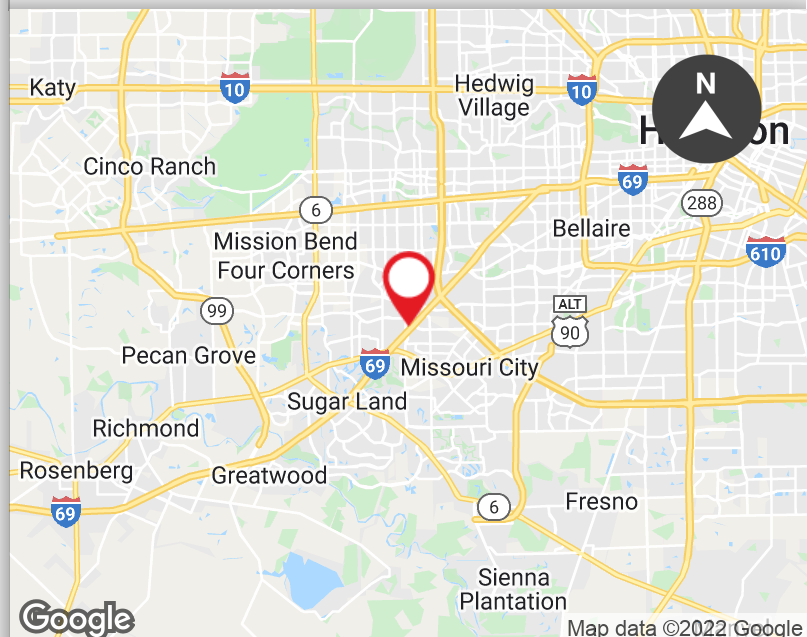
- 1,250 SF units
- Nearly new single-story office condo
- Build to Suit
- Easy access to I-59
- Located within ½ mile of the Grid - new mixed use development
- Permitted uses: office, medical

FOR MORE INFORMATION **PLEASE CONTACT:**



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**832-606-0566**



Map data ©2022 Google

# 4732 SUGAR GROVE BOULEVARD LOCATION OVERVIEW



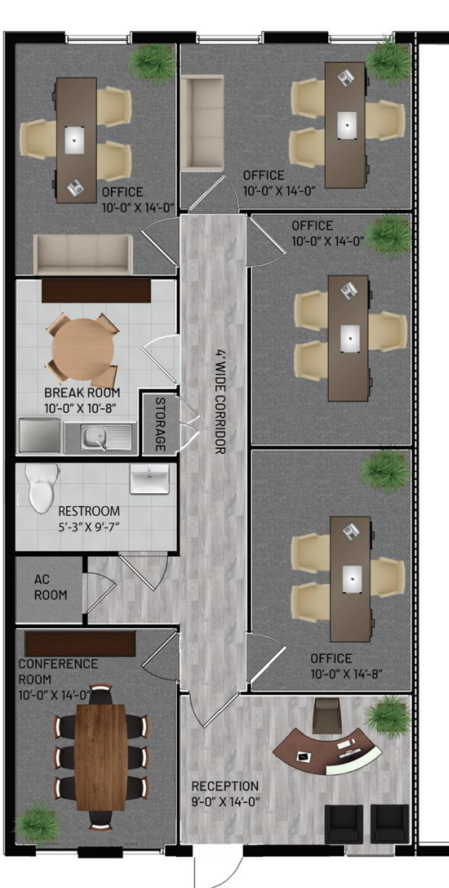
## TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Southwest Fwy & W Airport Blvd	184,106
Kirkwood Rd & S Kirkwood Rd N	19,405
W Airport Blvd & Frontage Rd SE	38,592
Kirkwood Rd & Bluebonnet Dr S	19,869

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Population	12,237	50,017	116,480
Total Households	4,730	17,325	39,302
Average HH Income	\$74,384	\$65,546	\$63,129

# 4732 SUGAR GROVE BOULEVARD FLOOR PLAN



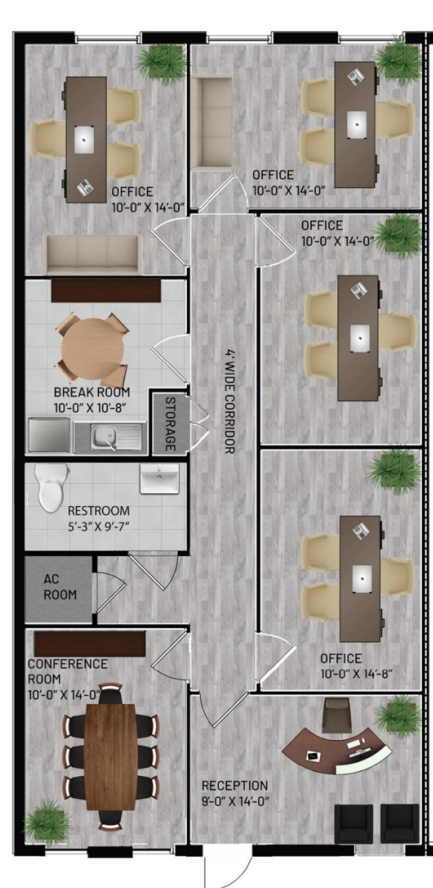
**FLOOR PLAN**  
COLOR SCHEME OPTION 1

WALL PAINT: [Light Gray Swatch]

LVT: [Wood Grain Swatch]

CARPET TILE: [Dark Gray Swatch]

TILE: [Light Gray Swatch]



**FLOOR PLAN**  
COLOR SCHEME OPTION 2  
UPGRADE

WALL PAINT: [Light Gray Swatch]

LVT: [Wood Grain Swatch]

TILE: [Light Gray Swatch]