

FOR LEASE



ROTHCHILD
COMMERCIAL



5627 Third St.
Katy, TX 77493

1,013 SQ FT - \$26.78 PSF NNN

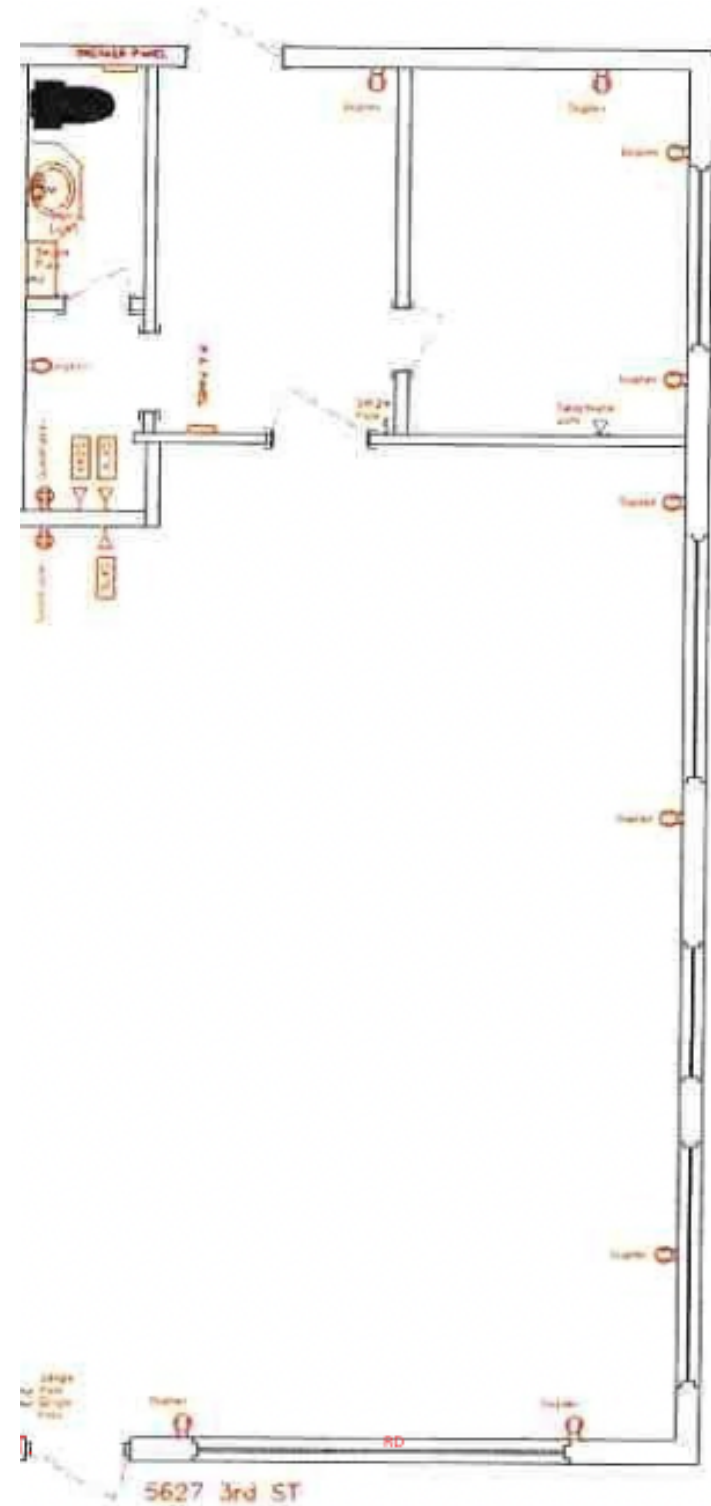
Broker:

Joe Rothchild
281.744.3415

Keller Williams Signature
Each office is independently owned and operated

Highly visible corner retail/office space located in the heart of Old Katy at 3rd Street & Avenue B. The space features large storefront windows providing excellent natural light and strong street exposure, making it ideal for retail, office, showroom, salon, or service-oriented users. Its corner location delivers prominent signage opportunities and steady foot and vehicle traffic within one of Katy's most walkable and charming commercial districts.

Space:	5627 Third St
Size:	1,013
Lease Rate:	\$26.78
NNN:	\$5.41
All in Monthly:	\$2,717.37
Lease Term:	Negotiable

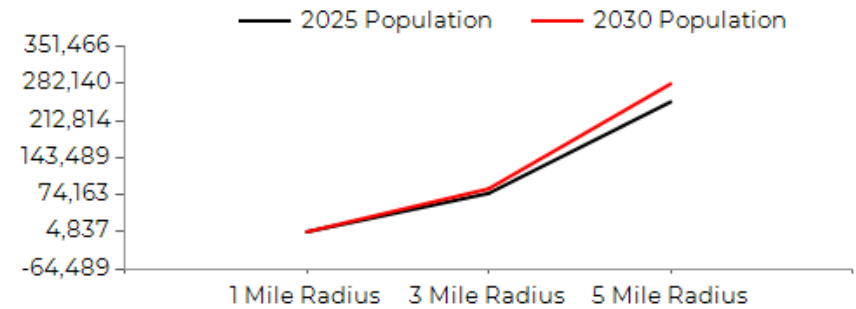




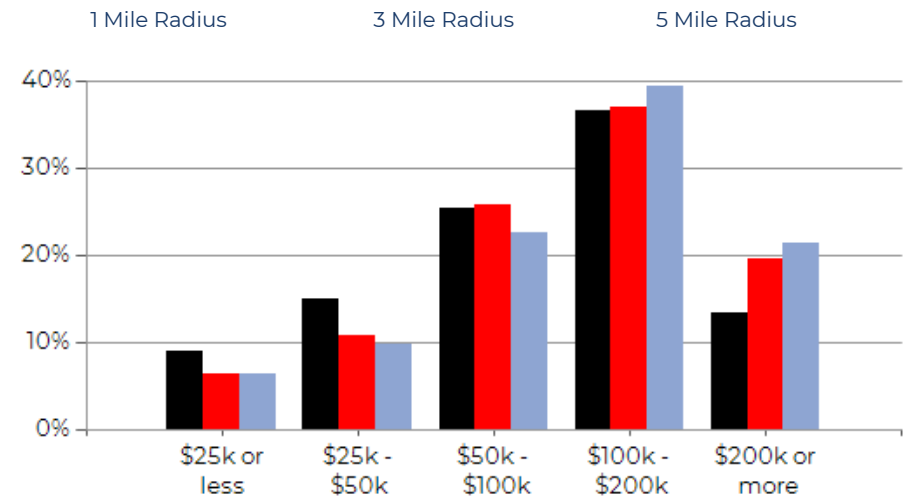
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,597	17,449	54,583
2010 Population	3,994	33,922	107,163
2025 Population	4,837	77,151	248,308
2030 Population	4,951	85,673	282,140
2025-2030: Population: Growth Rate	2.35%	10.60%	12.95%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	55	912	3,056
\$15,000-\$24,999	106	789	2,157
\$25,000-\$34,999	101	1,289	3,551
\$35,000-\$49,999	166	1,541	4,411
\$50,000-\$74,999	303	3,830	9,735
\$75,000-\$99,999	148	2,913	8,487
\$100,000-\$149,999	342	5,318	17,426
\$150,000-\$199,999	307	4,374	14,325
\$200,000 or greater	239	5,138	17,242
Median HH Income	\$100,424	\$112,367	\$120,031
Average HH Income	\$123,067	\$146,216	\$151,692

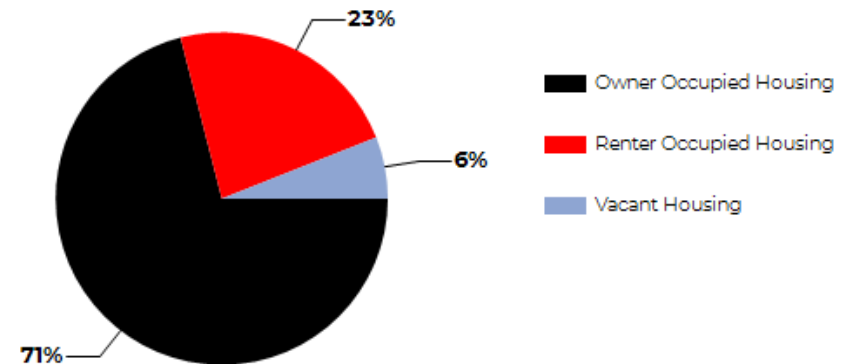
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,329	5,870	18,496
2010 Total Households	1,389	11,098	35,353
2025 Total Households	1,767	26,103	80,390
2030 Total Households	1,823	29,329	92,493
2025 Average Household Size	2.71	2.94	3.08
2025-2030: Households: Growth Rate	3.15%	11.80%	14.20%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



The information contained herein while based upon data supplied by source deemed reliable, is subject to errors or omissions and is not in any way, warranted by Rothchild Commercial Properties or Rothchild Family Partnership #2, or by any agent, independent associate, subsidiary or employee of Rothchild Commercial or Rothchild Family Partnership #2. This information is subject to change.

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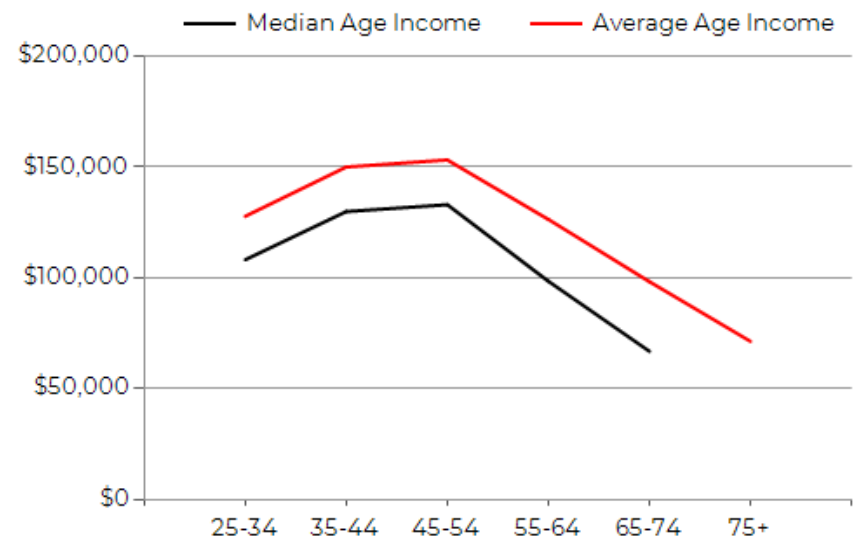
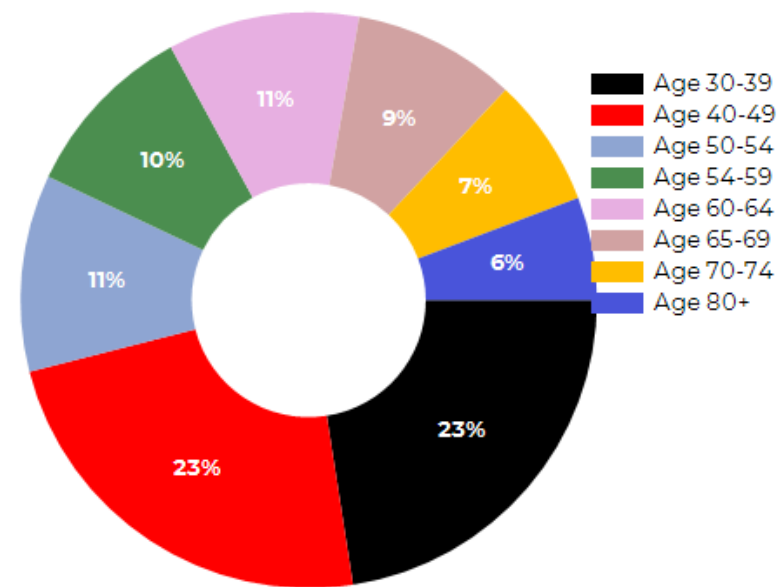


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	310	5,484	15,644
2025 Population Age 35-39	330	6,059	19,191
2025 Population Age 40-44	348	6,519	21,975
2025 Population Age 45-49	318	5,541	19,496
2025 Population Age 50-54	314	5,114	17,128
2025 Population Age 55-59	284	3,864	12,578
2025 Population Age 60-64	305	3,641	10,967
2025 Population Age 65-69	260	2,922	8,973
2025 Population Age 70-74	206	2,172	6,687
2025 Population Age 75-79	164	1,545	4,871
2025 Population Age 80-84	100	912	2,697
2025 Population Age 85+	92	900	2,246
2025 Population Age 18+	3,676	56,248	177,703
2025 Median Age	40	36	36
2030 Median Age	40	36	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$108,164	\$96,703	\$103,385
Average Household Income 25-34	\$127,794	\$121,371	\$125,555
Median Household Income 35-44	\$129,949	\$129,001	\$135,390
Average Household Income 35-44	\$150,072	\$158,952	\$162,027
Median Household Income 45-54	\$133,032	\$139,885	\$151,056
Average Household Income 45-54	\$153,270	\$173,197	\$180,555
Median Household Income 55-64	\$98,457	\$129,269	\$135,466
Average Household Income 55-64	\$126,388	\$165,618	\$169,288
Median Household Income 65-74	\$66,770	\$89,506	\$91,733
Average Household Income 65-74	\$98,251	\$128,040	\$124,025
Average Household Income 75+	\$71,298	\$88,422	\$87,075



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