

RETAIL PROPERTY
FOR LEASE



4023 Farm to Market 2920

SPRING, TX 77388

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Property Summary



PROPERTY HIGHLIGHTS

- Located directly on FM 2920, a major east-west retail corridor serving Spring, Klein, and North Houston
- Strong daily traffic counts with excellent visibility to passing commuters and local traffic
- Smoke shop / vape / CBD use permitted
- Former CBD / smoke shop – proven retail use at this location
- Surrounded by dense residential subdivisions and apartment communities providing a strong, built-in customer base
- Convenient access to I-45 North, Kuykendahl Rd, and Spring Cypress Rd
- Positioned within an established neighborhood retail and service corridor
- High repeat-visit consumer profile ideal for smoke shop, vape, kratom, and specialty retail users
- Ample surface parking with easy in-and-out access
- Excellent signage and frontage exposure along FM 2920

OFFERING SUMMARY

Lease Rate:	\$16.11 SF/yr (NNN)
Available SF:	1,342 SF
Building Size:	13,060 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	1,100	4,445
Total Population	502	3,428	13,256
Average HH Income	\$115,084	\$111,675	\$110,686

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Property Description



PROPERTY DESCRIPTION

The space is well-suited for a fast and efficient buildout, with an existing layout that previously accommodated a CBD / smoke shop use, minimizing the need for extensive reconfiguration. The suite offers a functional retail footprint ideal for smoke shop, vape, CBD, or specialty retail operators seeking a quick open timeline.

The open retail area allows for flexible merchandising and display configurations, while the back-of-house space supports storage and operational needs. Existing infrastructure supports a smooth transition for similar retail concepts, reducing upfront costs and shortening delivery time.

Located within an established retail center on FM 2920, the space benefits from strong visibility and signage exposure, allowing incoming tenants to immediately establish a presence in a high-traffic trade area.

This suite presents an opportunity for tenants looking to step into a proven retail location with minimal downtime and efficient buildout requirements.

LOCATION DESCRIPTION

Capitalize on a prime retail opportunity located directly on FM 2920, one of Spring's most heavily traveled east-west corridors connecting I-45, Kuykendahl Rd, and Spring Cypress Rd. This stretch sees strong daily traffic counts and serves as a primary thoroughfare for commuters, nearby residents, and destination shoppers.

The center is surrounded by dense residential neighborhoods, apartment communities, and established subdivisions, providing a built-in customer base with consistent daytime and evening traffic. Immediate area drivers include convenience retail, restaurants, service users, schools, and nearby medical and professional offices, all of which contribute to steady foot traffic and repeat visits.

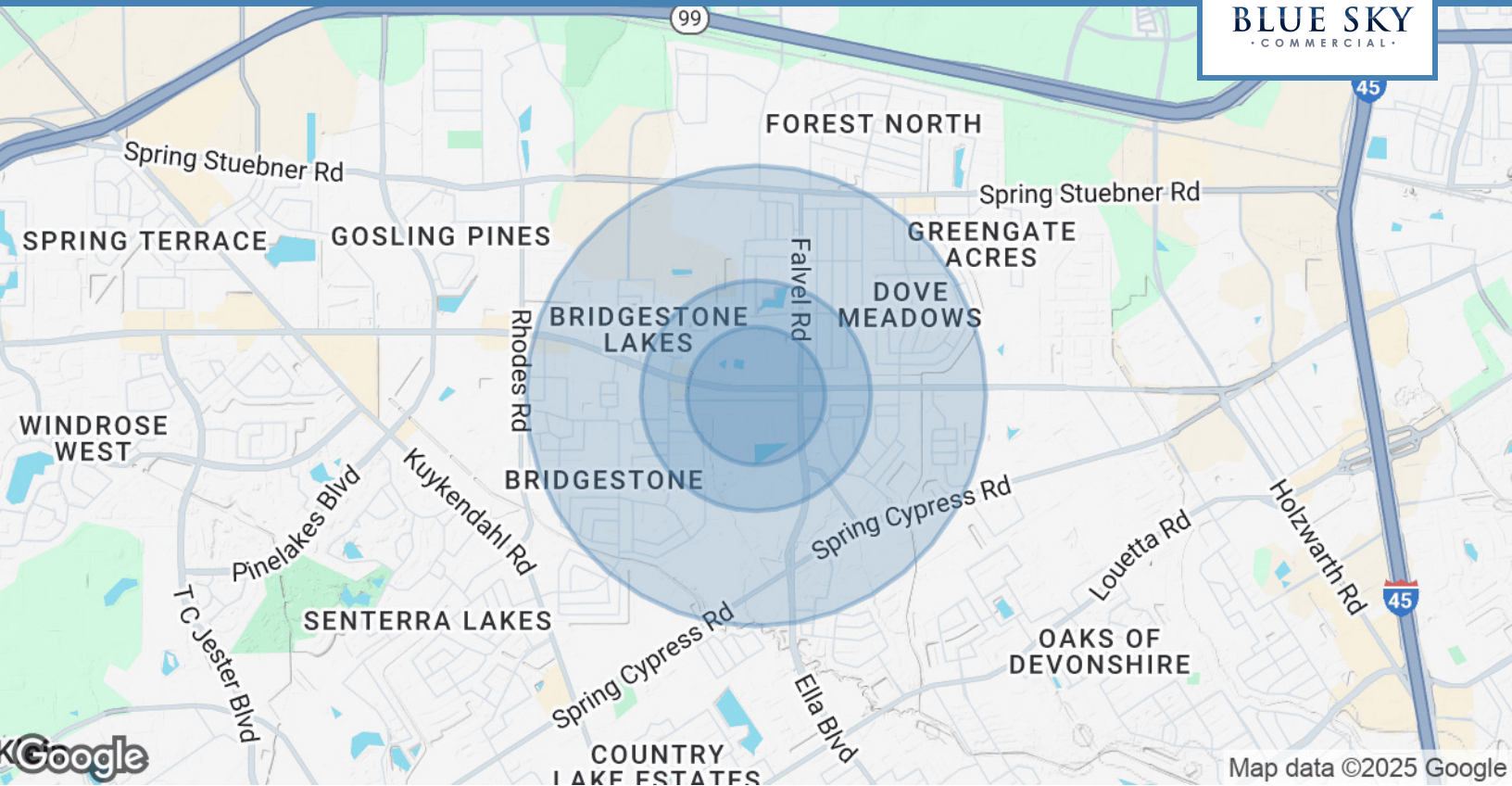
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	502	3,428	13,256
Average Age	38	37	38
Average Age (Male)	37	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	1,100	4,445
# of Persons per HH	3.1	3.1	3
Average HH Income	\$115,084	\$111,675	\$110,686
Average House Value	\$285,713	\$287,679	\$292,655

Demographics data derived from AlphaMap

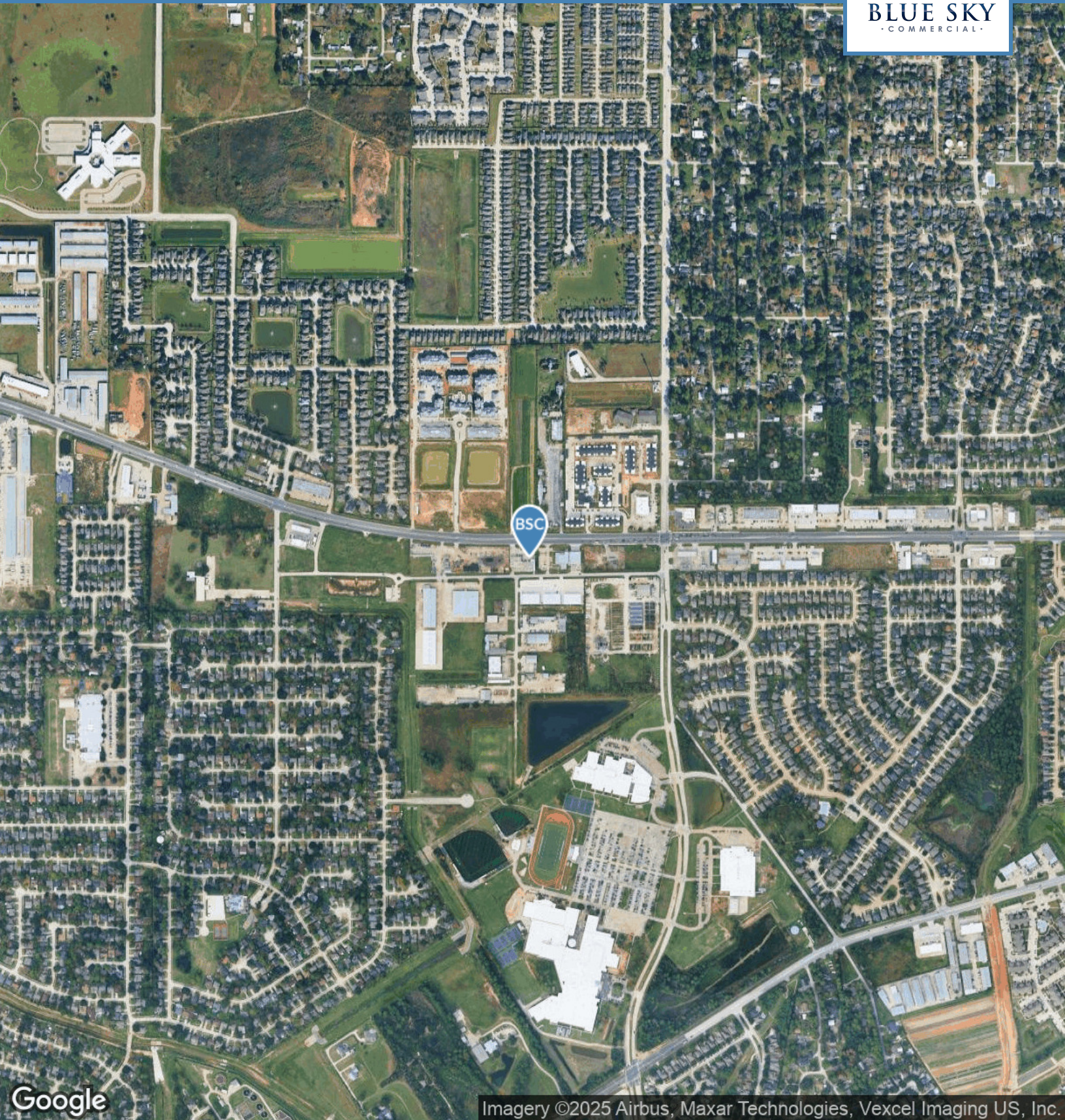
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Aerial Map



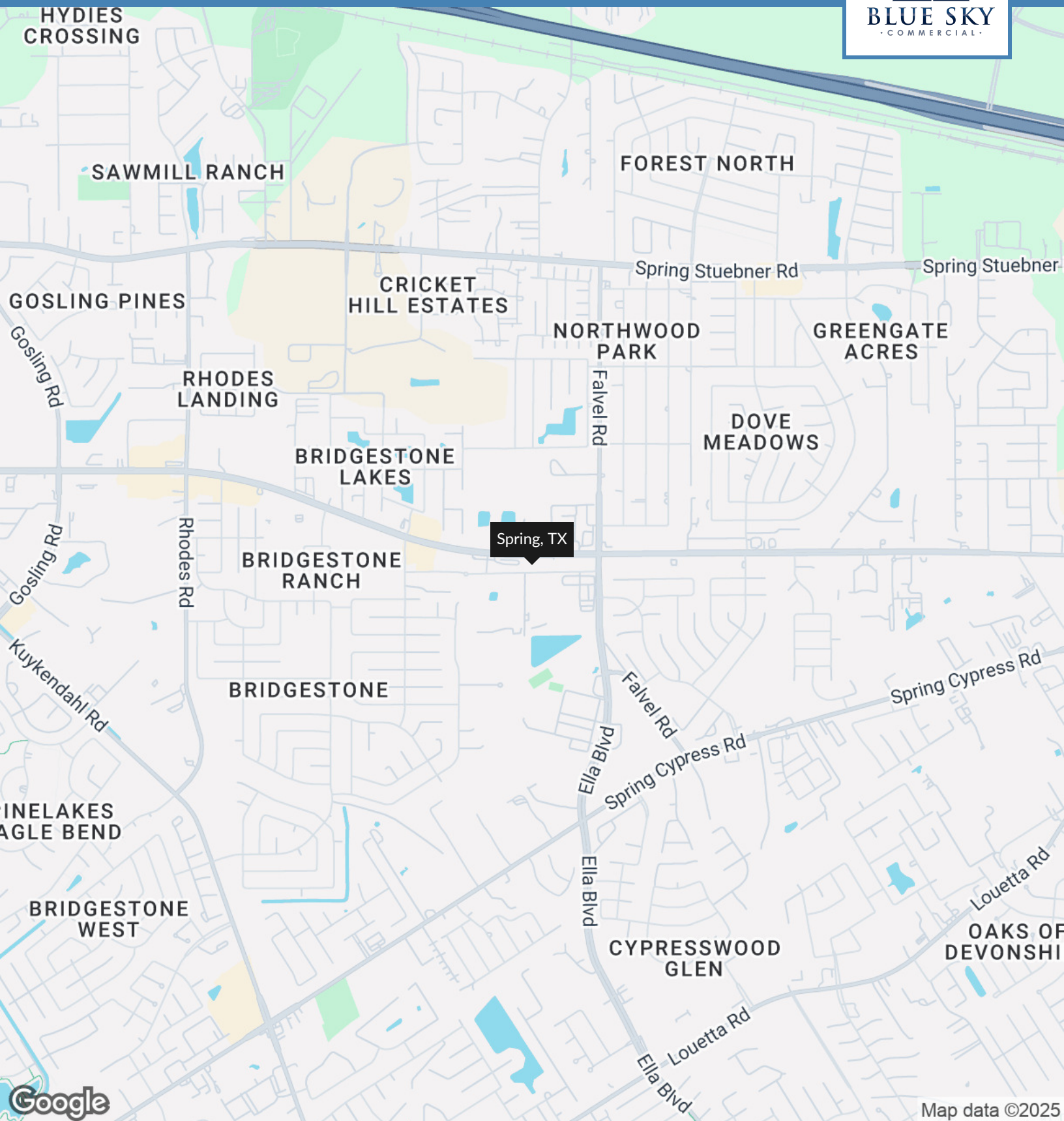
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Regional Map



Map data ©2025

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