

# KINGSBRIDGE PLAZA PHASE II

## 8733 HWY 6 SOUTH \* HOUSTON, TX 77083

A CLASS "A" FORT BEND COUNTY RETAIL OPPORTUNITY



WEST ELEVATION

SCALE: 1/16" = 1'-0"  
0 4 8 16



TRAFFIC COUNT: 48,000 CARS PER DAY (TXDOT)

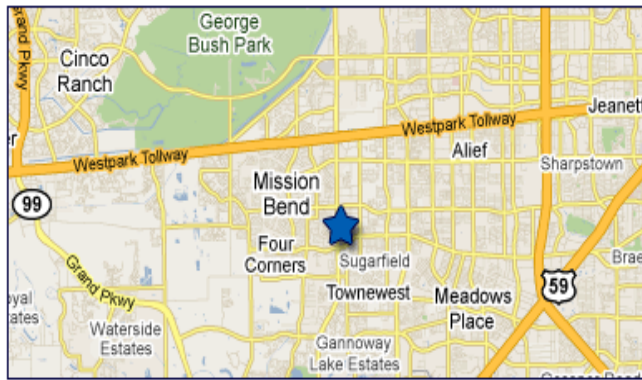
2015 AVERAGE HOUSEHOLD INCOME, 1 MILE RADIUS: \$ 86,979 (ESRI)

SIGNALIZED INTERSECTION WITH 2 DRIVEWAY CUTS ON HWY 6

DAYTIME POPULATION: 149,402 PERSONS IN A 5 MILE RADIUS (AGE 16+) [SITES USA]

SHADOW ANCHORED BY KROGER, LA FITNESS, AND PETCO

NEIGHBORING RETAILERS INCLUDE: COMERICA, WELLS FARGO, STARBUCKS, PANDA EXPRESS, HOME DEPOT, CHASE, WALGREENS, FIRESTONE, CVS, STRIPES, BUBBLES CAR WASH, WENDY'S, BASKIN-ROBBINS, MCDONALD'S



ASKING RENT: \$1.65 PER SQ. FT. PER MONTH (NEGOTIABLE)

TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR QUALIFIED USERS

EXCELLENT VISIBILITY AND ACCESS /BUILDING WILL BE FIRE-SPRINKLERED

DRIVE-THRUS AVAILABLE ON BOTH NORTH AND SOUTH END CAPS

1200 SQ. FT.—7950 SQ. FT. SPACES AVAILABLE WITH FULL FAÇADE AND PYLON SIGNAGE

JOIN SCHLOTZSKY'S, FARMER'S INSURANCE, VISION CORNER, THE BURGER HOUSE, AND OTHER FINE TENANTS

*FOR INFORMATION :*  
*CHRISTINA PAPANDREOU*  
*713-783-7343 x 102*

  
**Delta Troy Interests, Ltd**