



FOR LEASE

# Royal Springs at Atascocita

6730 Atascocita Rd, Humble, TX 77346

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

**Daniel Eng | CCIM**

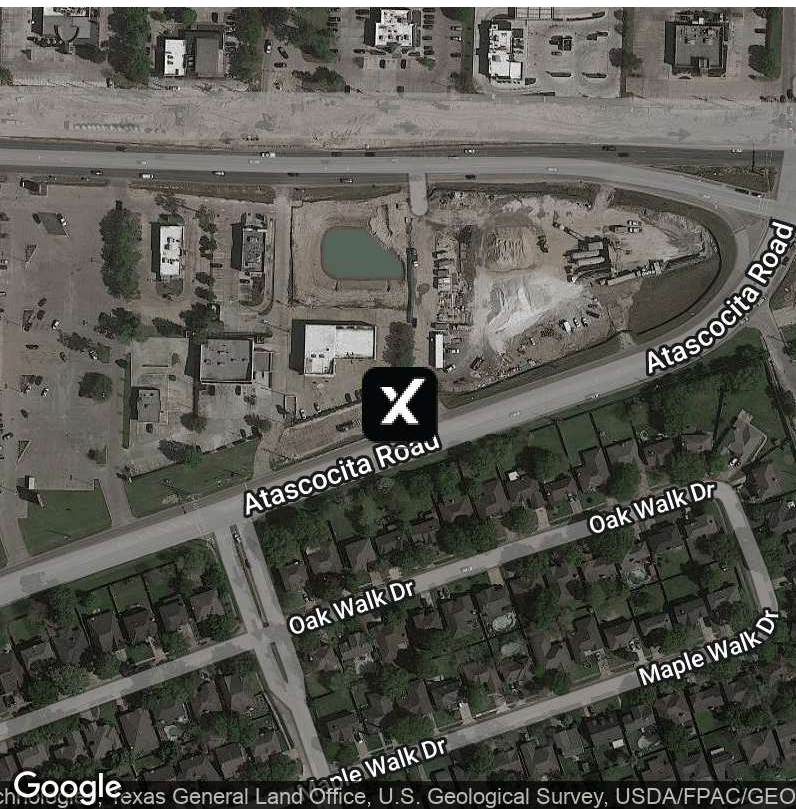
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**Dan King**

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## Property Description

The center is surrounded by major retail developments and office buildings within close proximity. The center is located one block south of FM 1960 across from Walmart. Neighboring Tenants include Lowes, HEB, Kroger, Super Target, & Major National Banks. Ideal for retail and professional office space. Great for Dental / Medical Clinics, cellular phone stores, Insurance Offices.

## Offering Summary

Lease Rate:	Negotiable
Available SF:	780 - 1,000 SF
Lot Size:	2 Acres
Building Size:	34,000 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	3,941	10,750	17,622
Total Population	12,026	32,263	52,362
Average HH Income	\$101,415	\$104,614	\$108,054

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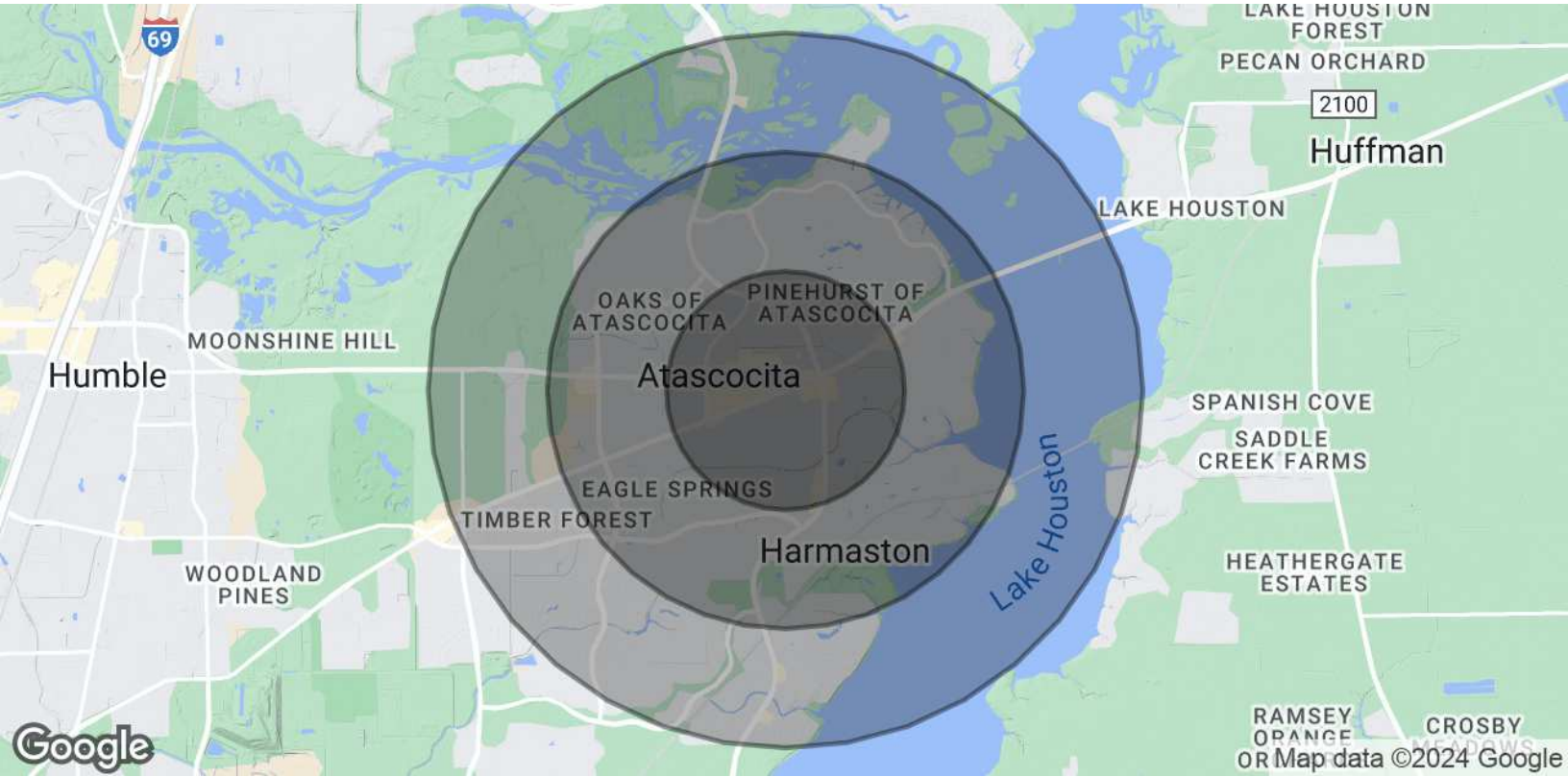
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Population	1 Mile	2 Miles	3 Miles
Total Population	12,026	32,263	52,362
Average age	33.2	33.8	34.1
Average age (Male)	32.4	33.0	33.4
Average age (Female)	33.8	34.3	34.7
Households & Income	1 Mile	2 Miles	3 Miles
Total households	3,941	10,750	17,622
# of persons per HH	3.1	3.0	3.0
Average HH income	\$101,415	\$104,614	\$108,054
Average house value	\$174,660	\$190,329	\$208,189

\* Demographic data derived from 2020 ACS - US Census

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