

For Lease

Twin Oaks Plaza

7120 FM 1464
Richmond, TX 77407



Second Generation Retail Space in a Fast Growing Area

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Property Highlights

FEATURES

- Pylon Signage
- Second Generation Spaces
- On the going home side of the road

PREMISES

- Total Square Footage: 15,878 SF
- Space Available: 1,500 - 5,500 SF
- End-cap with grease trap - 2,500 SF
- 2nd Generation clinic - 2,000 SF
- 2nd Generation Educational space - 1,500 SF

TRAFFIC COUNT

- FM 1464 Rd - 19,110/VPD
- FM 1093 Rd - 20,622/VPD

LOCATION

SWC of Bellaire Blvd and FM 1464

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Area Retailers



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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,119	76,410	202,540
MEDIAN AGE	32.9	32.8	33.5
MEDIAN AGE (MALE)	31.7	31.4	32.7
MEDIAN AGE (FEMALE)	33.4	33.6	34.1

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,361	22,218	61,297
# OF PERSONS PER HH	3.6	3.4	3.3
AVERAGE HH INCOME	\$74,897	\$79,318	\$88,820
AVERAGE HOUSE VALUE	\$178,971	\$165,140	\$186,702

RACE	1 MILE	3 MILES	5 MILES
% WHITE	40.9%	40.9%	44.8%
% BLACK	28.9%	26.5%	22.6%
% ASIAN	13.0%	16.9%	20.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% AMERICAN INDIAN	0.2%	0.2%	0.1%
% OTHER	15.6%	13.6%	10.0%

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
% HISPANIC	41.2%	36.8%	28.9%

* Demographic data derived from 2010 US Census

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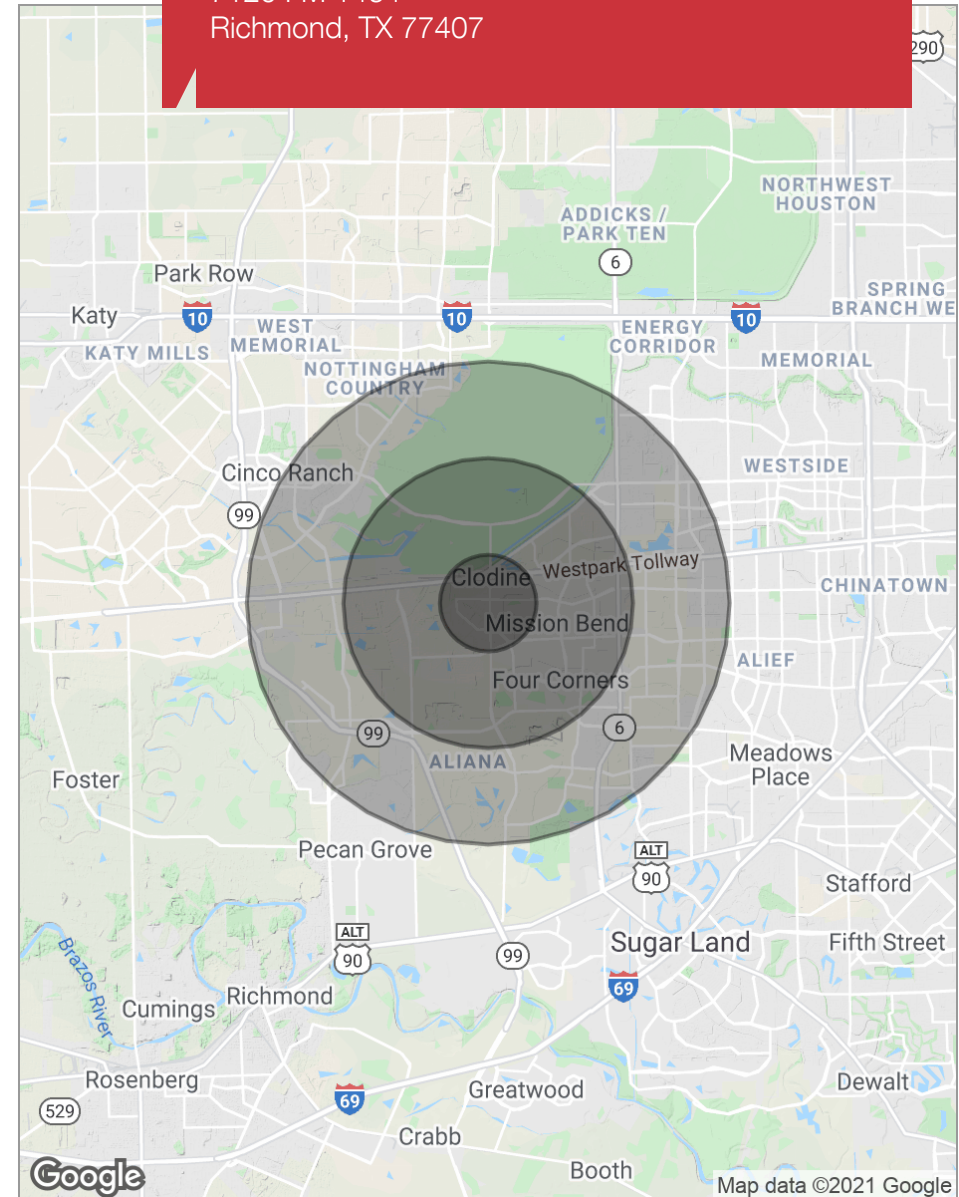
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