



SIZE

80,220 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
27,510	190,857	471,602
Households		
12,507	78,844	183,119
Median HH Income (\$)		
69,567	63,468	59,786

MAJOR TENANT(S)

Crunch Fitness
Advance Auto Parts
Humana
Spec's Liquor

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

11920-11980 Westheimer Road | Houston, TX 77077

PROPERTY HIGHLIGHTS

- Anchored by Crunch Fitness
- National tenants include Humana, Leslie Pools, Spec's Liquor, Boba Tea and Advanced Auto Parts
- Located in Houston, Texas with a population exceeding 190,800 in a three-mile radius with an average HHI greater than \$93,000
- The center is located at the high-traffic intersection of Westheimer Road (66,400 VPD), Kirkwood Drive (17,800 VPD), and Gray Falls Drive (4,700 VPD)



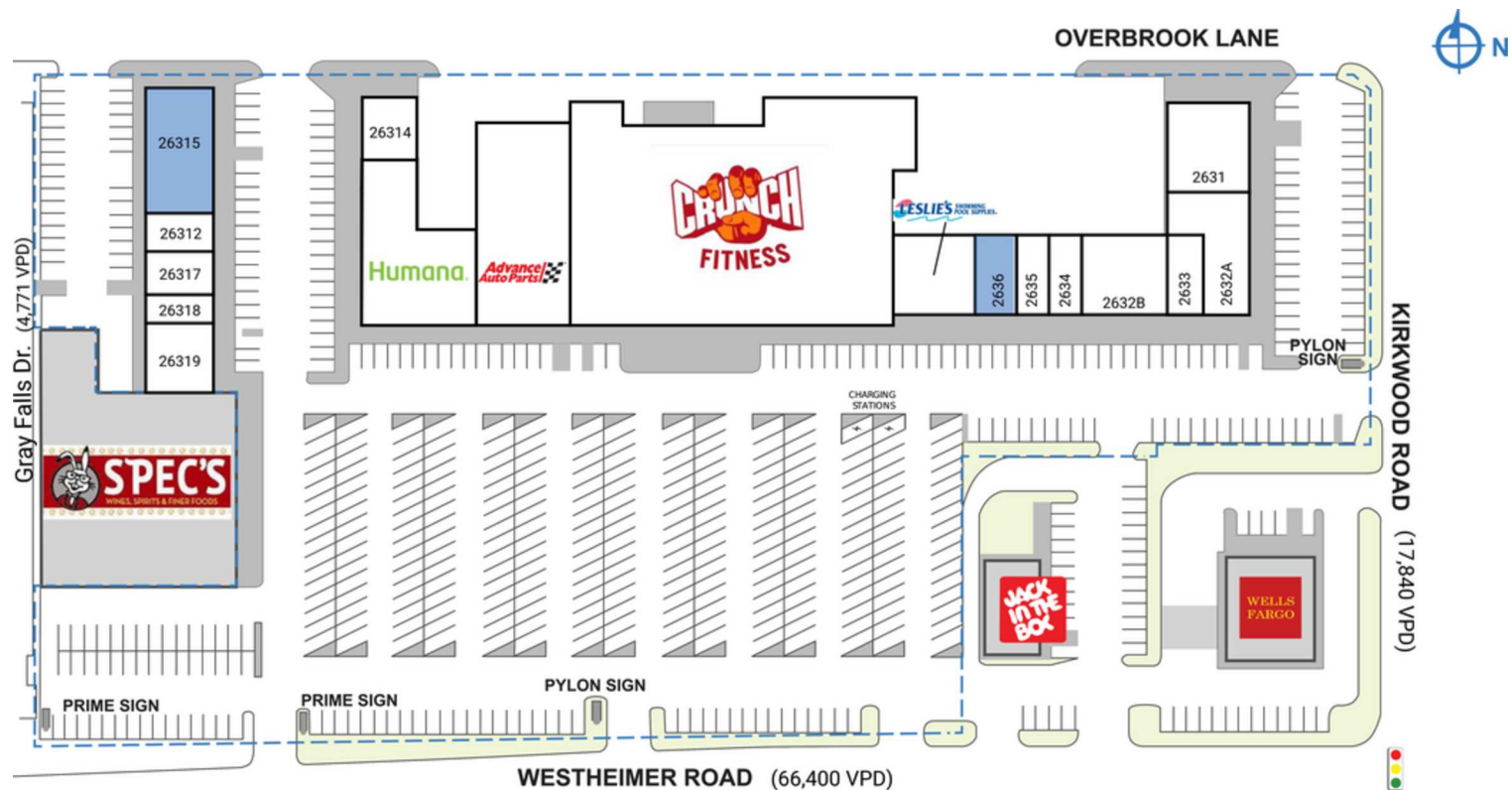
KIRKWOOD MARKET PLACE

11920-11980 Westheimer Road | Houston, TX 77077

SPACE	TENANT	SQ. FT.			
	SHADI Spec's Liquor		2635	Mercury Clinical Research	1,200 SF
			2636	COMING AVAILABLE	1,341 SF
2631	Kobams African Restaurant	3,690 SF	2637	Leslie's Pool Supplies	3,000 SF
2632A	La Tapatia Mexican Cafe	3,360 SF	2639	Advance Auto Parts	8,640 SF
2632B	Rumor	4,200 SF	11940	Crunch Fitness	32,945 SF
2633	Boba Tea	1,325 SF	26310	Humana	7,358 SF
2634	Sunlight Pediatrics & Moonlight Pediatric Urgent Care	1,500 SF	26312	Heaven Reflexology	1,400 SF
			26314	Vape N More	1,333 SF
			26315	COMING AVAILABLE	4,378 SF
			26317	Gorgeous Lash Studio	1,400 SF
			26318	Cathy's Nails	950 SF
			26319	K One Salon	2,200 SF
			TOTAL SQ. FT.		80,220

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

KIRKWOOD MARKET PLACE

11920-11980 Westheimer Road | Houston, TX 77077



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 29.737663

Longitude: -95.590344

Kirkwood Market Place Houston, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	27,510	190,857	471,602
	2028 Projected Population	27,170	189,874	467,783
	2010 Census Population	25,602	170,045	426,656
	2000 Census Population	20,309	151,684	387,571
	1990 Census Population	14,927	122,492	309,899
	Historical Annual Growth 1990 to 2000	3.13%	2.16%	2.26%
	Historical Annual Growth 2000 to 2010	2.34%	1.15%	0.97%
	Estimated Annual Growth 2010 to 2023	0.52%	0.84%	0.73%
	Projected Annual Growth 2023 to 2028	-0.25%	-0.10%	-0.16%
	Median Age	36.2	36.6	36.4
Households	Q4 2023 Estimated Households	12,507	78,844	183,119
	2028 Projected Households	12,346	78,507	181,887
	2010 Census Households	12,154	71,201	163,667
	2000 Census Households	9,740	64,973	153,133
	1990 Census Households	6,195	52,885	129,933
	Historical Annual Growth 1990 to 2000	4.63%	2.08%	1.66%
	Historical Annual Growth 2000 to 2010	2.24%	0.92%	0.67%
	Estimated Annual Growth 2010 to 2023	0.21%	0.74%	0.82%
	Projected Annual Growth 2023 to 2028	-0.26%	-0.09%	-0.13%
	Population per Household	2.18	2.41	2.56
Population by Race	White	27.9%	28.1%	23.1%
	Black or African American	35.5%	24.9%	22.0%
	Asian & Pacific Islander	11.5%	14.4%	15.1%
	Other Races	4.2%	3.7%	3.1%
	Hispanic Population	21.0%	28.8%	36.7%
Income	Average Household Income	\$93,090	\$99,052	\$95,930
	Median Household Income	\$69,567	\$63,468	\$59,786
	Per Capita Income	\$42,660	\$41,057	\$37,515
Education (Age 25+)	Elementary	4.0%	7.5%	12.7%
	Some High School	2.4%	4.6%	6.0%
	High School Graduate	15.6%	16.9%	19.3%
	Some College	24.0%	18.8%	17.0%
	Associates Degree Only	6.0%	7.0%	6.7%
	Bachelors Degree Only	26.7%	27.9%	24.2%
	Graduate Degree	21.3%	17.3%	14.1%
Business	Number of Businesses	805	5,784	15,680
	Total Number of Employees	9,861	88,019	212,062
	Employees per Business	12.25	15.22	13.52
	Residential Population per Business	34.19	33.00	30.08

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.