



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)



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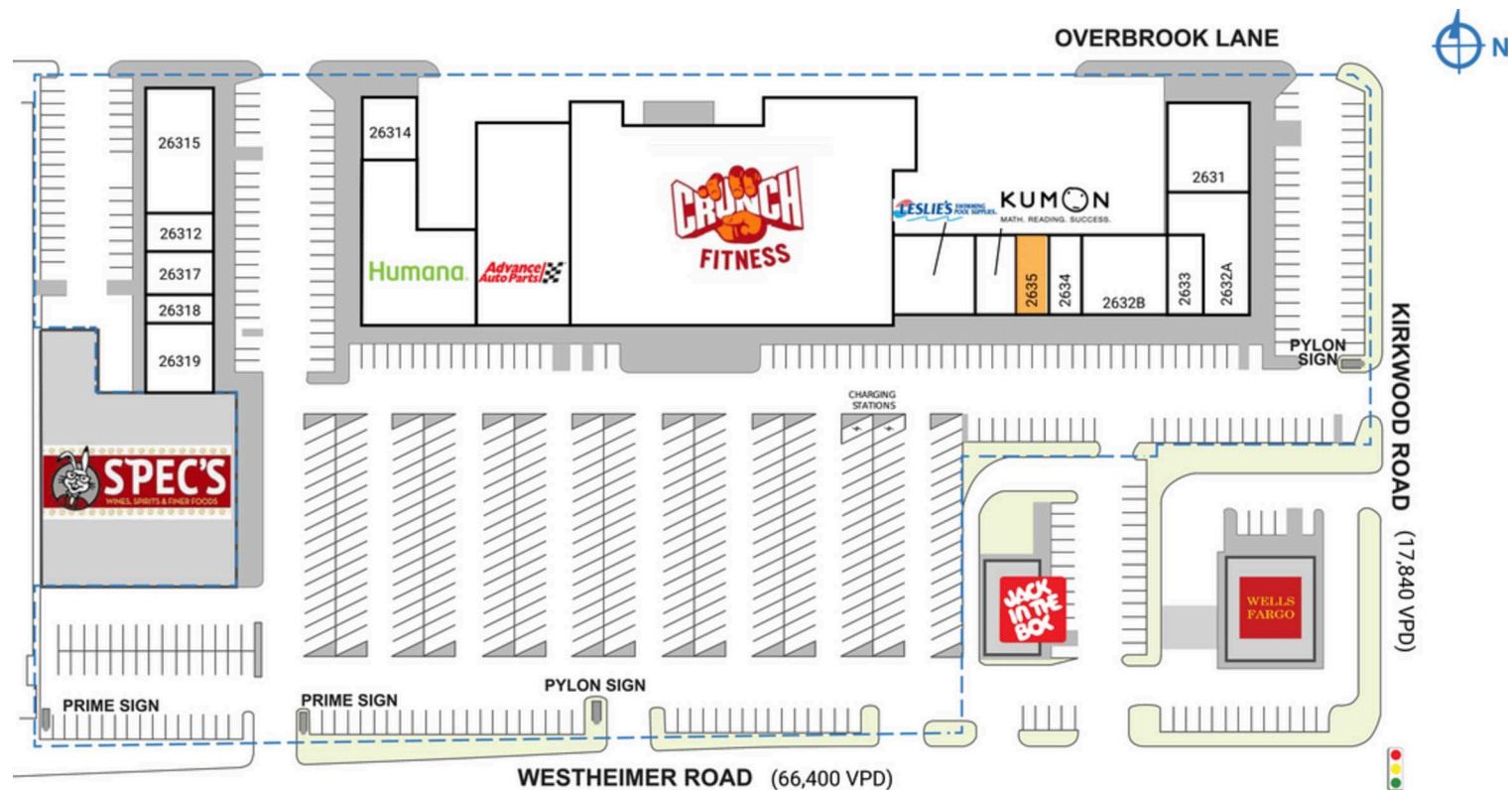
KIRKWOOD MARKET PLACE

11920-11980 Westheimer Road | Houston, TX 77077

| SPACE | TENANT | SQ. FT. | 2635 | AVAILABLE | 1,200 SF | 26315 | Bull & Bear Tavern | 4,378 SF |
|-------|---|----------|-------|------------------------|-----------|----------------------|----------------------|---------------|
| | SHADI Spec's Liquor | | 2636 | Kumon Learning Center | 1,341 SF | 26317 | Gorgeous Lash Studio | 1,400 SF |
| 2631 | Kobams African Restaurant | 3,690 SF | 2637 | Leslie's Pool Supplies | 3,000 SF | 26318 | Cathy's Nails | 950 SF |
| 2632A | La Tapatia Mexican Cafe | 3,360 SF | 2639 | Advance Auto Parts | 8,640 SF | 26319 | K One Salon | 2,200 SF |
| 2632B | Rumor | 4,200 SF | 11940 | Crunch Fitness | 32,945 SF | TOTAL SQ. FT. | | 80,220 |
| 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 | | | |

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.