



SIZE

104,887 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	16,915	145,164	331,077
Households	6,045	62,220	137,040
Median HH Income (\$)	103,218	81,306	67,818

MAJOR TENANT(S)

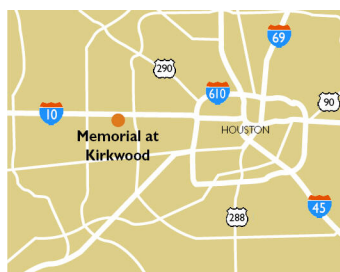
Dollar Tree
 Pet Supplies Plus
 Honey Baked Ham
 Los Tios

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

14000 Memorial Drive | Houston, TX 77079

PROPERTY HIGHLIGHTS

- 104,887-square-foot community shopping center with Pet Supplies Plus and Dollar Tree
- Other national and regional tenants include Sherwin Williams, Massage Envy, The Joint, Urban Kitchen, Los Tios, PepperLou Gifts and Honey Baked Ham
- Population exceeds 145,100 people in a three-mile radius with an average household income greater than \$125,600
- Located on the corner of Memorial Drive and N. Kirkwood Road with over 42,000 VPD



MEMORIAL AT KIRKWOOD

1400 Memorial Drive | Houston, TX 77079

SPACE	TENANT	SQ. FT.			
	I454	PepperLou Gifts	6,800 SF		
A148	Polu	3,094 SF	I454B	Honey Baked Ham	6,546 SF
B148	Yogurt Spot	1,456 SF	I456	Pet Supplies Plus	7,500 SF
C148	Massage Envy	3,153 SF	I458	Awesome & Creative Therapy	3,850 SF
D148	Cleopatra's Secret First Body Sugaring Spa	1,546 SF	I466	Infinity Guitars	1,500 SF
E148	The Joint	1,525 SF	I468	David's Vacuums	1,500 SF
F148	Urban Kitchen	2,569 SF	I470	Assistance League of Houston	2,250 SF
I49B	The Little Gym of Houston - Memorial	4,230 SF	I472	It's All About You	1,500 SF
I406	Los Tios	5,400 SF	I472A	COMING AVAILABLE	1,500 SF
I428A	Impero Italiano	3,000 SF	I480	Pyramid Hair Studio	3,000 SF
I430	#1 Resort Nails and Spa	1,200 SF	I482	Flooring Inspirations	3,300 SF
I432	Wild Birds Unlimited	1,825 SF	I486	Get Personal	1,150 SF
I432A	Dream Lash Studios	1,200 SF	I490	Memorial Dentistry	2,950 SF
I432B	Peggy Hart, OD	1,800 SF	I492	Taizzi Sushi	2,800 SF
I432C	Hwa Rang Tae Kwon Do	3,050 SF	I496	Snip Its	750 SF
I434	Dollar Tree	11,450 SF	I498	Memorial Martinizing Cleaners	1,525 SF
I436	COMING AVAILABLE	2,002 SF	TOTAL SQ. FT.		104,887
I440	Sherwin Williams	6,216 SF			
I448	Woman's Health Boutique	1,750 SF			



SITE LEGEND

- Available
- Leased (not occupied)
- 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.

MEMORIAL AT KIRKWOOD

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval Retrieval
 Apr 17, 2024



Latitude: 29.771811 Longitude: -95.590831

Memorial at Kirkwood		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	16,915	145,164	331,077
	2028 Projected Population	17,058	146,805	333,525
	2010 Census Population	14,808	123,084	292,879
	2000 Census Population	14,863	116,269	264,192
	1990 Census Population	15,249	96,817	221,020
	Historical Annual Growth 1990 to 2000	-0.26%	1.85%	1.80%
	Historical Annual Growth 2000 to 2010	-0.04%	0.57%	1.04%
	Estimated Annual Growth 2010 to 2023	0.97%	1.21%	0.90%
	Projected Annual Growth 2023 to 2028	0.17%	0.23%	0.15%
	Median Age	37.6	37.1	37.0
Households	Q4 2023 Estimated Households	6,045	62,220	137,040
	2028 Projected Households	6,093	62,905	138,071
	2010 Census Households	5,456	54,026	121,114
	2000 Census Households	5,548	50,235	110,144
	1990 Census Households	5,609	40,420	93,322
	Historical Annual Growth 1990 to 2000	-0.11%	2.20%	1.67%
	Historical Annual Growth 2000 to 2010	-0.17%	0.73%	0.95%
	Estimated Annual Growth 2010 to 2023	0.75%	1.03%	0.90%
	Projected Annual Growth 2023 to 2028	0.16%	0.22%	0.15%
	Population per Household	2.80	2.32	2.40
Population by Race	White	56.7%	43.1%	32.8%
	Black or African American	8.8%	19.1%	19.0%
	Asian & Pacific Islander	9.9%	11.2%	12.6%
	Other Races	4.4%	4.3%	3.6%
	Hispanic Population	20.3%	22.3%	32.0%
Income	Average Household Income	\$166,876	\$125,608	\$112,259
	Median Household Income	\$103,218	\$81,306	\$67,818
	Per Capita Income	\$59,633	\$54,121	\$46,786
Education (Age 25+)	Elementary	4.6%	3.5%	8.0%
	Some High School	4.3%	2.9%	4.5%
	High School Graduate	5.0%	10.5%	16.1%
	Some College	14.7%	17.7%	17.2%
	Associates Degree Only	6.3%	5.9%	6.7%
	Bachelors Degree Only	37.2%	35.8%	29.3%
	Graduate Degree	28.0%	23.6%	18.2%
Business	Number of Businesses	659	6,011	12,762
	Total Number of Employees	11,039	87,589	179,027
	Employees per Business	16.76	14.57	14.03
	Residential Population per Business	25.68	24.15	25.94

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