



## SIZE

104,887 square feet

## DEMOGRAPHICS

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

## MAJOR TENANT(S)

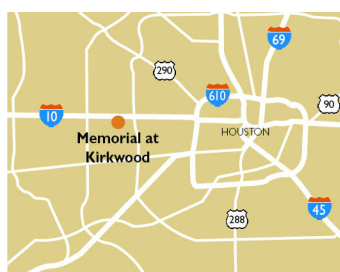
Dollar Tree  
 Pet Supplies Plus  
 Honey Baked Ham  
 Los Tios

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://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

14000 Memorial Drive | Houston, TX 77079

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

| SITE LEGEND   |  |
|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available           | <span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Occupied             |
| <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Leased (not occupied) | <span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Owned by Others |
| <span style="display:inline-block; width:15px; border-top:1px dashed blue;"></span> 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

14000 Memorial Drive | Houston, TX 77079



# 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.