

LAKELAND VILLAGE CENTER

CYPRESS, TX



SIZE

83,542 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	2,512	34,270	62,677
Households	797	10,492	19,499
Median HH Income (\$)	98,955	119,578	120,494

MAJOR TENANT(S)

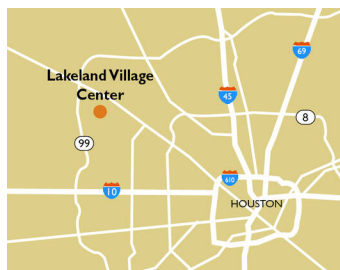
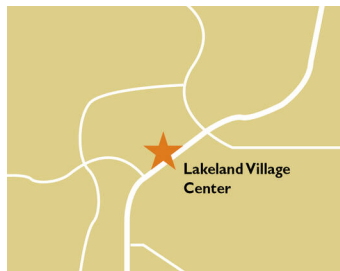
CVS
F45
Pure Barre
Great Clips

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

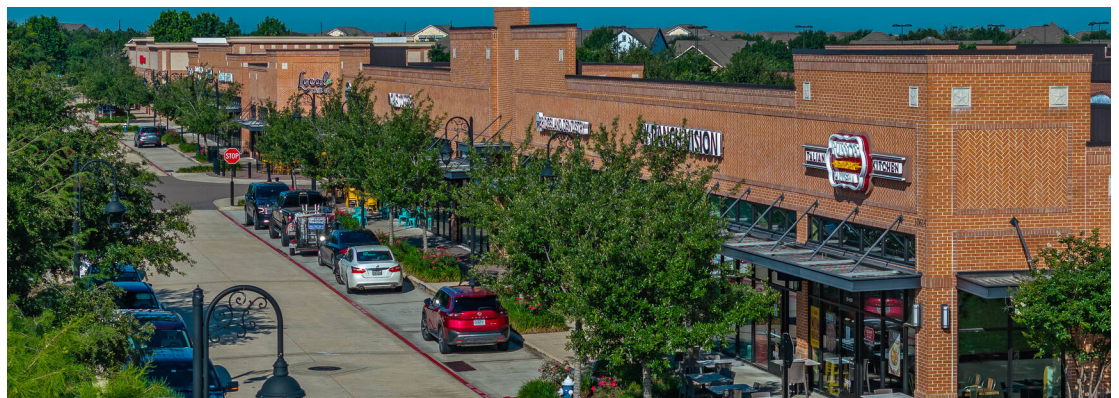


LOCATION

10533 Fry Road | Cypress, TX 77433

PROPERTY HIGHLIGHTS

- Community shopping center with CVS, Pure Barre, Woof Gang Bakery & Training, Kumon Math & Reading and Edward Jones
- Located at the intersection of Fry Road (28,817 VPD) and Paynes Creek Drive
- Population exceeds 34,200 within a three-mile radius and an average household income greater than \$143,000



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.		SQ. FT.	
A2100	Great Clips	1,211 SF	B2100	Foxfire Candle Works	1,199 SF
A2125	Bridgeland Fine Wines	1,831 SF	B2200	Kumon Math & Reading Center	1,373 SF
A2150	Marble Slab Creamery & Great American Cookies	1,127 SF	B2250	Pvolve	2,396 SF
A2200	Nails of America	3,567 SF	B2300	Exquisite Premier Salon & Spa	1,988 SF
A3100	Local Table	4,686 SF	B2400	F45	2,805 SF
A4100	Woof Gang Bakery & Grooming	2,338 SF	C1100	Adventure Kids Play Care	4,529 SF
A4200	Athletistry Performing Arts Center	2,629 SF	C2100	Magnolia Dermatology	4,529 SF
A4300	Callahan's Cypress, LLC	3,433 SF	C3100 AVAILABLE	2,003 SF	
A4400	Pure Barre	1,362 SF	C3200	Space City Orthodontics	2,550 SF
B1100	The Local Bar	2,705 SF	C4100	Select Physical Therapy	3,303 SF
B1150	L3 Craft Coffee	1,352 SF	C4200	Edward Jones	1,226 SF
B1200	The Waffle Bus	2,509 SF	C5100	Cypress Endodontics	1,651 SF
B1400	Bridgeland Dentistry	2,951 SF	C5300	Bridgeland Oral & Maxillofacial Surgery	2,878 SF
B1500	Cypress Ranch Vision	1,801 SF	I0602	CVS	15,600 SF
B1600	Russo's New York Pizzeria	2,010 SF	TOTAL SQ. FT.	83,542	

SITE LEGEND

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



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.

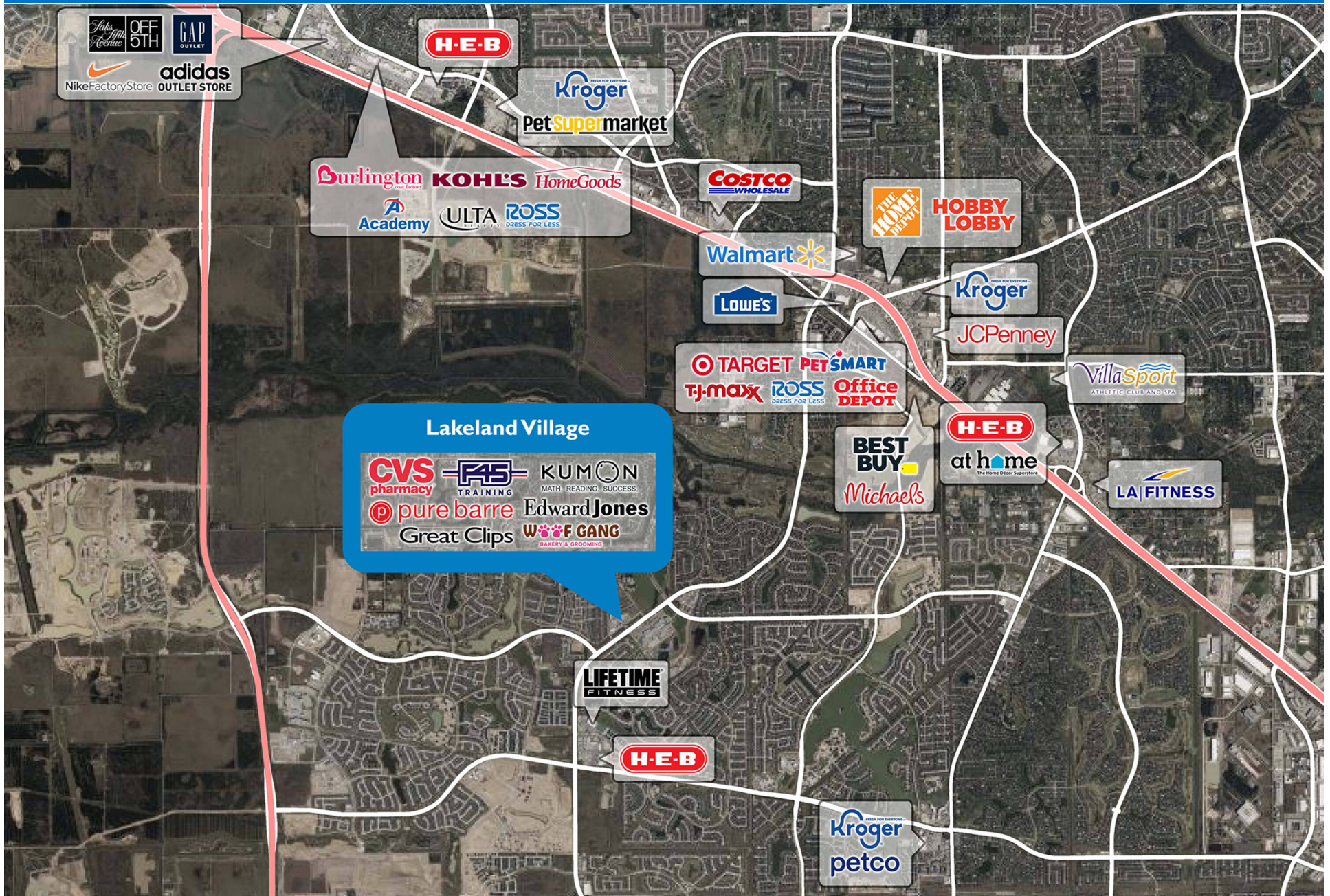
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Sep 24, 2024



Latitude: 30.033421

Longitude: -95.775819

Lakeland Village Cypress, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	2,512	34,270	62,677
	2028 Projected Population	3,524	44,260	79,068
	2010 Census Population	640	16,121	31,118
	2000 Census Population	327	6,253	14,740
	1990 Census Population	130	3,180	5,779
	Historical Annual Growth 1990 to 2000	9.67%	7.00%	9.82%
	Historical Annual Growth 2000 to 2010	6.94%	9.93%	7.76%
	Estimated Annual Growth 2010 to 2023	10.46%	5.64%	5.22%
	Projected Annual Growth 2023 to 2028	7.01%	5.25%	4.76%
	Median Age	32.9	34.5	35.3
Households	Q4 2023 Estimated Households	797	10,492	19,499
	2028 Projected Households	1,122	13,569	24,626
	2010 Census Households	183	4,794	9,568
	2000 Census Households	93	1,872	4,618
	1990 Census Households	39	996	1,826
	Historical Annual Growth 1990 to 2000	9.25%	6.51%	9.72%
	Historical Annual Growth 2000 to 2010	6.96%	9.86%	7.56%
	Estimated Annual Growth 2010 to 2023	11.29%	5.86%	5.31%
	Projected Annual Growth 2023 to 2028	7.06%	5.28%	4.78%
	Population per Household	3.14	3.26	3.21
Population by Race	White	35.4%	50.1%	50.1%
	Black or African American	14.5%	11.0%	11.4%
	Asian & Pacific Islander	4.3%	4.8%	6.5%
	Other Races	3.5%	3.9%	3.9%
	Hispanic Population	42.2%	30.1%	28.1%
Income	Average Household Income	\$117,209	\$143,071	\$142,258
	Median Household Income	\$98,905	\$119,578	\$120,494
	Per Capita Income	\$37,343	\$43,901	\$44,333
Education (Age 25+)	Elementary	1.3%	1.6%	2.1%
	Some High School	6.9%	3.4%	3.6%
	High School Graduate	14.8%	17.2%	18.0%
	Some College	28.0%	27.5%	25.9%
	Associates Degree Only	13.9%	8.3%	7.8%
	Bachelors Degree Only	23.3%	27.8%	28.9%
	Graduate Degree	11.7%	14.1%	13.8%
Business	Number of Businesses	18	340	821
	Total Number of Employees	178	3,964	8,629
	Employees per Business	9.91	11.64	10.51
	Residential Population per Business	139.51	100.66	76.36

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