

# OAR



## REALTY PARTNERS

COMMERCIAL REAL ESTATE SERVICES

# RETAIL CENTER FOR LEASE WESTGREEN PLAZA

1603 WESTGREEN, KATY, TX 77449



## PROPERTY OVERVIEW

- This retail center is 1/4 north of IH-10 with high traffic counts and great visibility
- Other tenants include:
  - Mexican Restaurant
  - Nail Salon
  - Beauty Salon
- 2 spaces available
  - ▶ Space 190 (End-cap)
    - 1,020 SF
  - ▶ Space 160
    - 1,200 SF
  - ▶ \$16.20/SF/YR
  - ▶ NNN \$7.59/SF/YR



Total Population			Avg HH Income			Traffic Counts	
1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	Westgreen	Park Row
17,805	94,512	224,532	\$ 133,952	\$ 121,660	\$ 103,539	14,550	10,500

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