

RETAIL SPACE



FOR SUBLEASE

3001 INTERSTATE 45 N
CONROE, TX, 77034



Former Chase bank located in the heart of Conroe, Texas now available for Sublease.

[VIEW FULL BROCHURE](#)



SPACE DETAILS:

Located in the Spring Branch area, immediately west of Houston's innermost loop, Easily accessible via Interstate 10, Highways 59/69, Loop 610 and Beltway 8. Near the Intersection of Silber and Interstate 10. Spring Branch is home to a diverse and growing population. Adjacent to the Marq*E Entertainment Complex a prominent entertainment center of Houston, Edwards Theater, Walmart, L.A. Fitness and other major retailers. High traffic, great street, visibility, lots of parking, good access to major freeways, frontage on main thoroughfare, good configuration, open concept, high ceilings, break room. Great for retail or office. Convenient to Galleria, Westchase and Downtown.

KEY TENANTS

1. **verizon**✓
2. **JCPenney**
3. **T-Mobile**
4. **FIREHOUSE SUBS**
FOUNDED BY FIREMEN
5. **Olive Garden**
ITALIAN KITCHEN

SITE ADVANTAGES:

- High traffic
- Ample parking
- Exterior windows
- Lots of natural light
- Near signalized corner
- Great street visibility
- Stand-alone building
- Convenient to major freeways
- Frontage on major thoroughfare
- Good site configuration



Call Now !
713-952-5066

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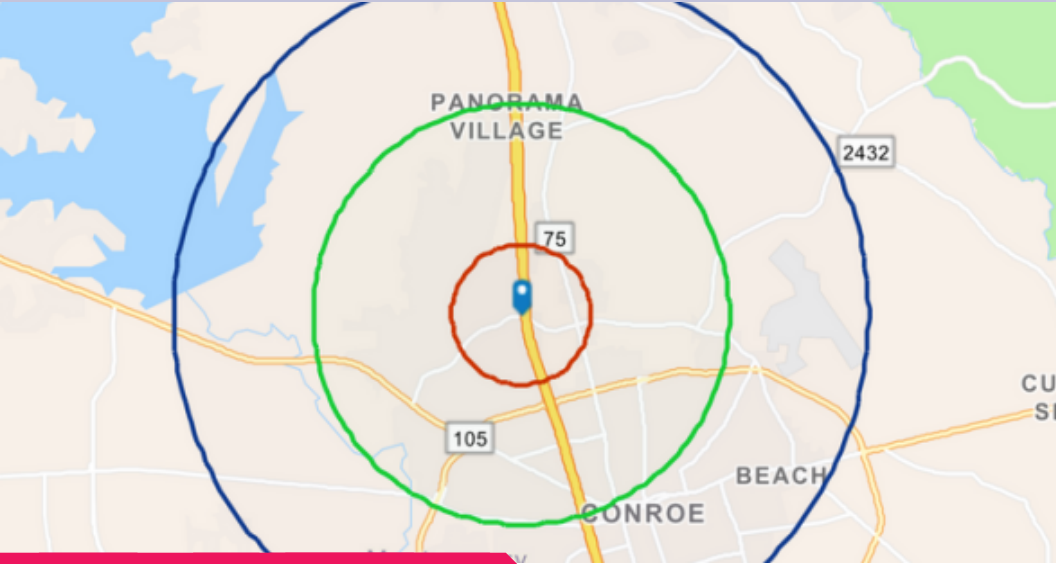


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DEMOGRAPHIC SUMMARY:

Variables	1 Mile	3 Mile	5 Mile
2022 Total Population	1,939	40,792	83,354
Avg HH	2.89	2.52	2.70
Avg Income	\$ 76,279	\$ 67,256	\$ 65,758

PROPERTY SURVEY:



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