

FOR LEASE

THE GARDENS CENTER

15125-15155 I-45 NORTH | HOUSTON, TX 77090



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PROPERTY INFORMATION

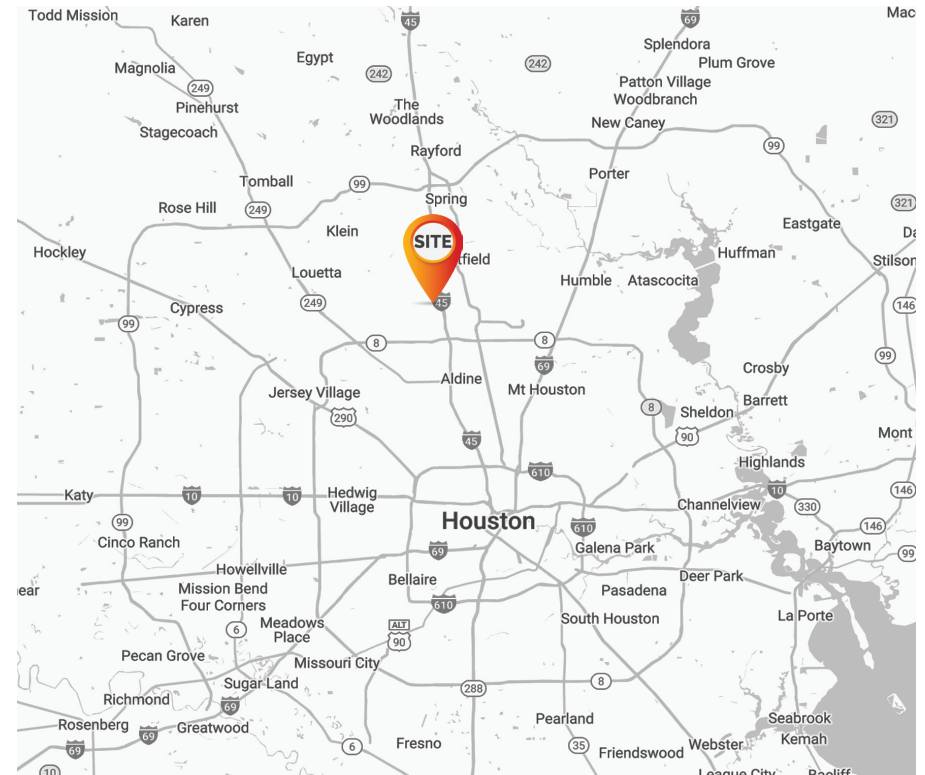
The Gardens Center is strategically positioned along Interstate 45, The Gardens Shopping Center sits off the preeminent artery for North Houston's most sought-after communities. Within 15 minutes, the desirable consumers from The Woodlands, Greater Greenspoint, Spring, and Cypress Station can reach the center

Available Space	Up to ±3,000 SF
NNN	\$9.86 SF
Total SF	±42,656 SF
Lease Rate	\$30.00

Property Highlights

- Positioned near Houston's most desirable communities like The Woodlands, 15 minutes away, ranked the Best City to Live In for 2024 by Niche.
- Join a diverse tenant roster of national tenants like: Dollar Tree, Slick Willie's Family Pool, Ojos Locos Sports Cantina, Kids Empire, The Toasted Yolk, and more.
- Prominent signage available with direct visibility to Interstate 45, receiving exposure from over 218,000 vehicles per day.

Area Retailers



Demographics

	1 Mile	3 Miles	5 Miles
Population 2023	3,334	26,951	51,774
Total Daytime Population	4,764	28,679	44,976
Average HH Income	\$72,290	\$84,339	\$105,283
Traffic Counts	247,232 vpd on I-45 N		

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The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

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**Last
Remaining
Space!**



**±3,000
Available**

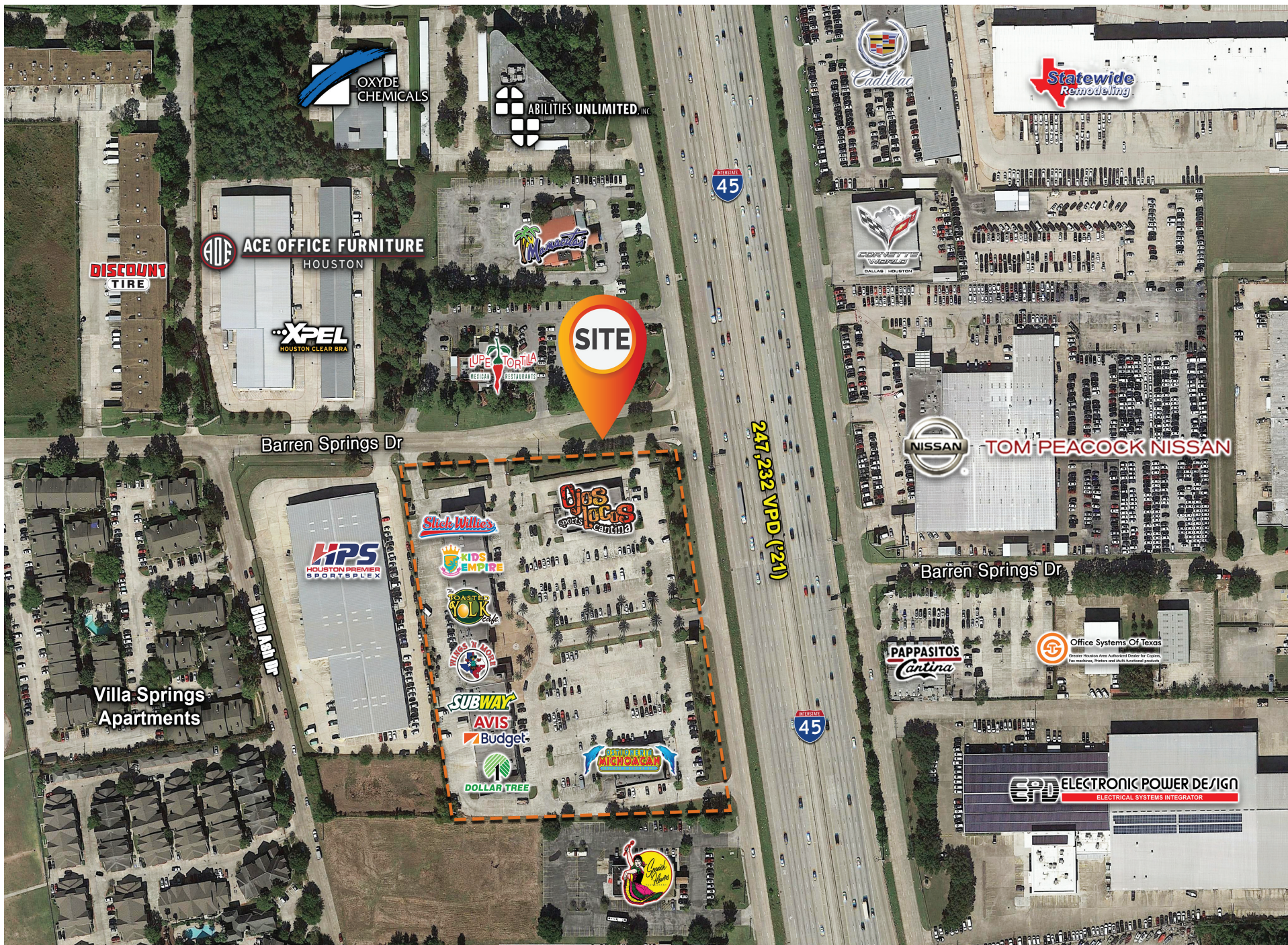


**Pylon
Sign**

Barren Springs Dr



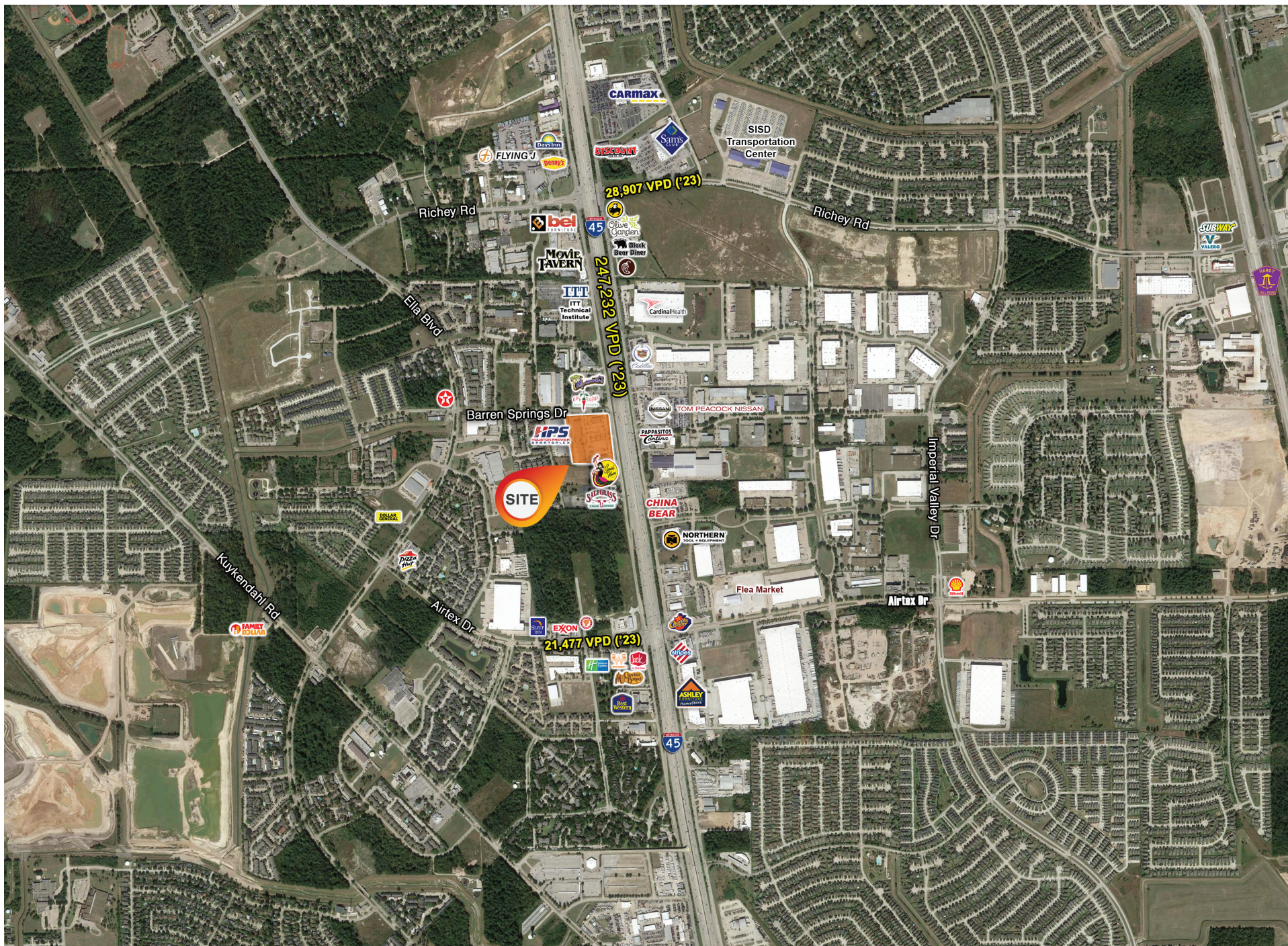
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For more information, contact:

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