

mainstreet @ kingwood

4545 Kingwood Drive Kingwood, TX 77345

W-E-B
Fresh Foods

CBRE nuveen

101

property highlights

Located in **Kingwood, Texas** - a highly affluent community known for award winning schools, high-end housing and multiple recreational options. **Great proximity** and **trails to neighborhoods** .

Dynamic mix of **national** and **local retail** and **dining tenants** including Freebirds, Torchy's, and Potbelly.

Lighted access and ample surface parking.

FAMILY CENTRIC

Grocery anchored center located in high density area

OVER 69K CARS

Pass by the property daily



site plan



2024 demographics



MAINSTREET KINGWOOD

H-E-B, WHATABURGER, Cane's, Starbucks, Freddy's, POTBELLY, Tiff's Treats, FREEBIRDS

KINGS CROSSING

ACE, at&t, CVS pharmacy, LA FITNESS, The UPS Store, MATTRESS FIRM

KINGS CROSSING TOWN CENTER

McDonald's, BURGER KING, PAPA JOHN'S, LESLIE'S, FedEx Kinko's



POPULATION

1 Mile	17,335
3 Miles	124,778
5 Miles	284,241



DAYTIME POPULATION

1 Mile	19,499
3 Miles	116,643
5 Miles	244,230



AVERAGE HH INCOME

1 Mile	\$83,735
3 Miles	\$144,182
5 Miles	\$144,272



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contact

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