

CHAMPIONS CENTRE - FOR LEASE

13455 CUTTEN ROAD – SPRING, TEXAS



APPROX. 1,950 SF RESTAURANT SPACE



- **MOVE-IN READY SUITES AVAIL.**
- **41K+ RETAIL/OFFICE BUILDING**
- **ON SITE PROPERTY MANAGEMENT**

AVAILABLE SPACES:

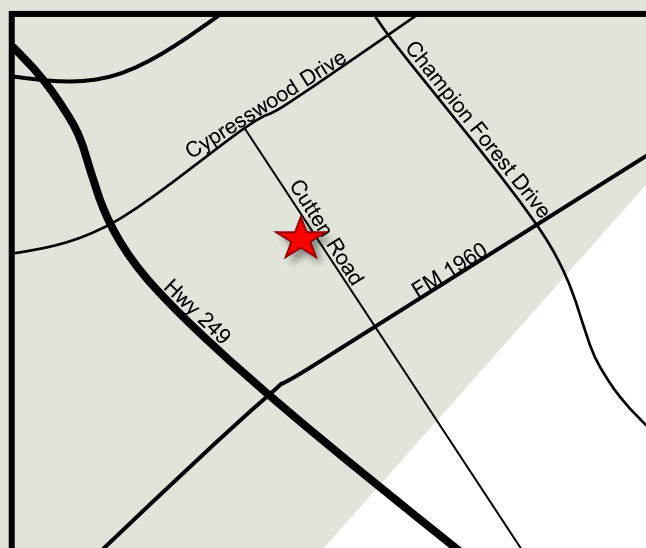
- 1C: Approx. 1,440 SF move-in ready!
- 1E: Approx. 1,440 SF move-in ready!
(Open concept, polished concrete flooring)
- 2A: Approx. 1,950 SF Restaurant Space
- 2J: 1,127 SF move-in ready!
- 2K: 4,275 Approx. SF move-in ready!
- Approx. 2,370 SF space in shell condition

ECONOMICS:

- Call for rates

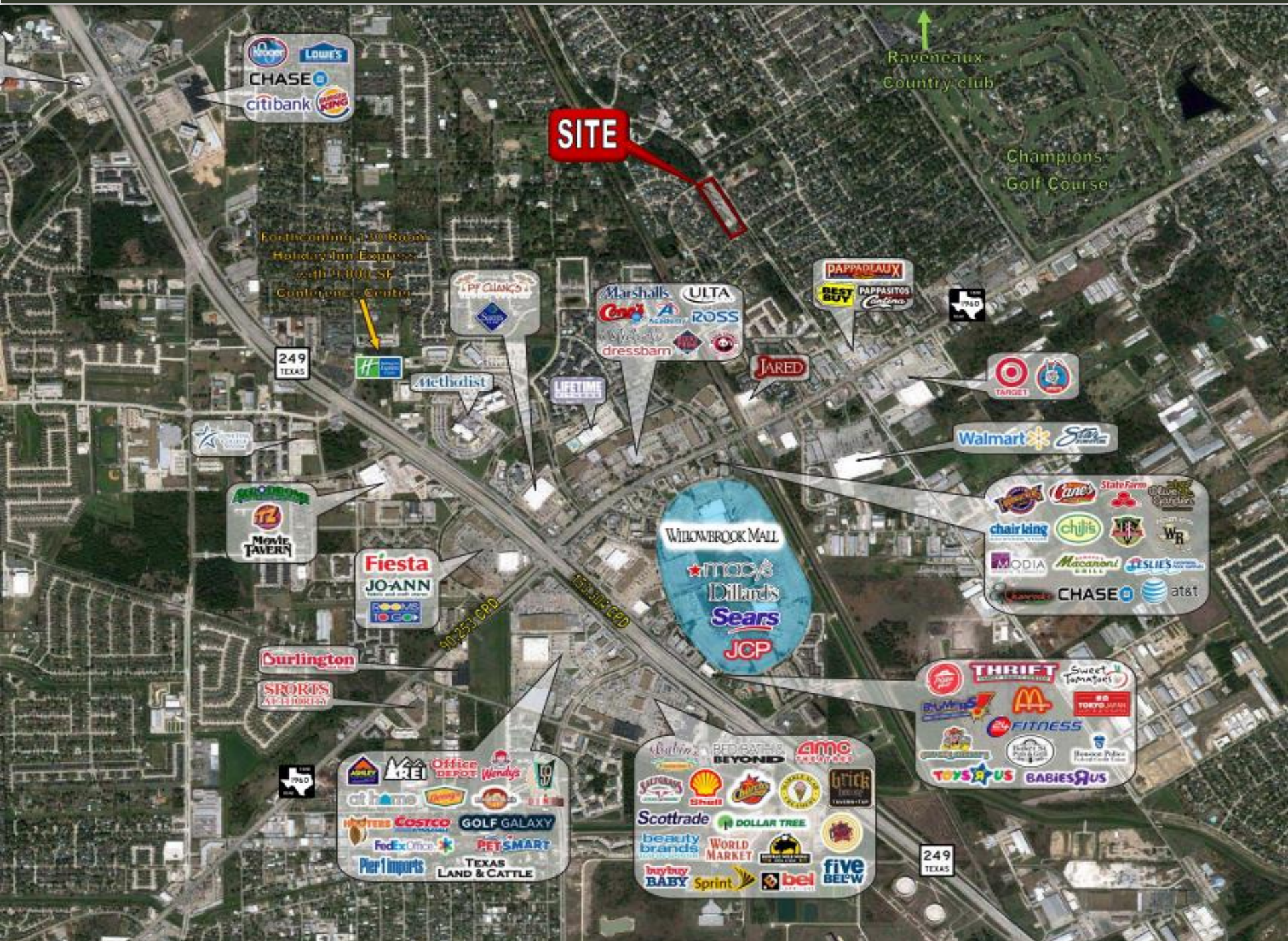
BUILDING FEATURES:

- One-story, 41,768 SF Building
- 170 parking spaces Avail.
- Spaces range from 65 feet – 85 feet in depth



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TRAFFIC COUNTS:

15,000 CPD on Cutten Rd

	1.00 Mi	3.00 Mi	5.00 Mi
Active Population	11,541	102,662	303,775
Residential Count	5,571	40,571	107,131
Avg Household Income	\$97,813	\$95,537	\$90,798
Historic 5YR Growth	2.95%	15.83%	13.78%

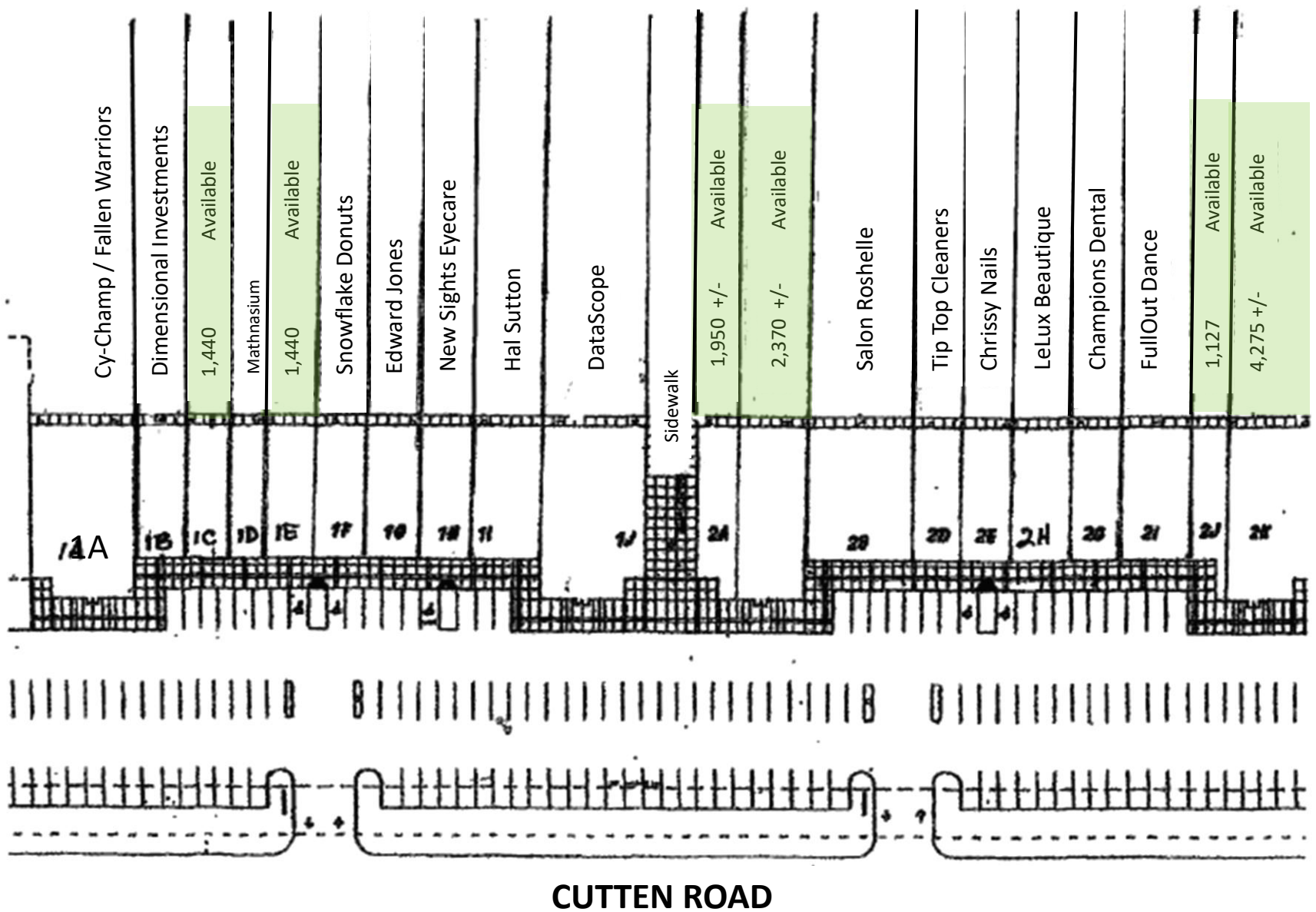
AREA AMENITIES:

- Immediate access to SH 249, FM 1960 and Beltway 8
- Near the prestigious Champion Forest community
- Minutes from Kickerillo-Mischer Preserve
- Numerous retail, restaurant, fitness and banking outlets in the Champions and Willowbrook Mall area

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SITE PLAN



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2,370 SQUARE FEET

