

FOR LEASE
1,325 - 11,324 SF

Montgomery Plaza

1408 N Loop 336 W
Conroe, TX 77304



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JBL
ASSET MANAGEMENT

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AVAILABILITIES

- » 1,325 - 2550 SF space available
- » 1,656 - 11,324 SF in-line space available

PROPERTY HIGHLIGHTS

- » Located in Conroe's major retail corridor, just north of Houston
- » Excellent freeway visibility from I-45 and Loop 336
- » Signalized intersection with a dedicated turning lane at FM 336
- » Strong retail synergy with surrounding national and regional retailers, including O'Reilly Auto Parts, Petco, Academy Sports + Outdoors, and Crunch Fitness
- » High-traffic area serving both local and regional consumers

TRAFFIC COUNTS

- » 14,800 VPD on Loop 336

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	10,571	51,428	105,206
Households	4,659	19,079	38,781
Average HH Income	\$86,152	\$94,403	\$109,330
Daytime Population	13,327	65,981	117,423

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MONTGOMERY PLAZA

CONROE, TX

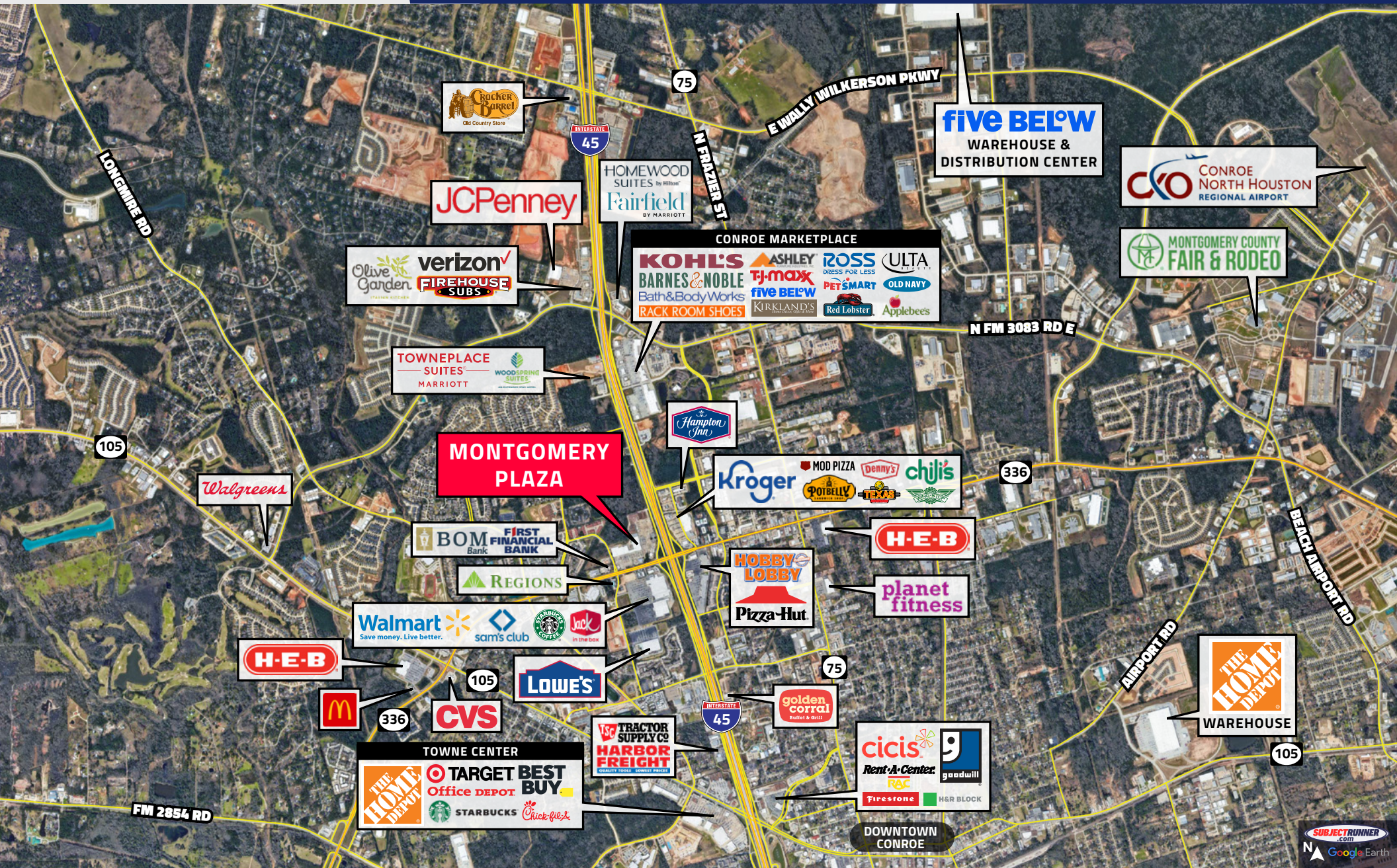
Suite	Tenant	SF
1404	O'Reilly's Auto Parts	31,502
1406-A	Fabulous Pho	3,639
1406-D	Vacant (Spirt Halloween)	11,324
1406-E		
1406-F		
1408-K	Vacant	1,656
1408-G	Gallery Bridal	13,700
1408-C	Cox ATA Martial Arts	4,502
1408-A	Rent-A-Center	5,601
1408-K	Karen's Hallmark	10,458
1410-A	Castle Dental	6,337
1410	Petco	18,000
1414	Academy	66,090
1416-A	Vacant	2,550
1416-B	Vacant	1,325
1418-Q	Staffing Texas	1,810
1416	Daniel & Co.	2,000
1418-J	Clinica Hispana	2,500
1418-G	Epic Nutrition	1,000
1418-D	Texas Mobile PCS	1,250
1418-H	Corporate Mattress Brands	2,180
1418-I	Honey Bee Hams	2,500
1418-K	Vacant	2,434
1418-M	Anita Mexican Restaurant	3,618
1418-P	Clip Cuts	1,250
1420-F	Specs Liquor	15,300
1420-D	Octapharma Plasma	9,017
1420-C	Dollar Tree	21,168
1420-106	Crunch Fitness	43,456
1402-A	Hunan Village	4,350
1402	Texas Vinyl Supply	1,800
1402-B	Foster TexVet	2,957
1402-E	Express Nails	1,031
1422-A	Malenee Donuts	1,194
1422-C	Dr Jesse Schneringer	787
1422-B	Eyeland	5,206
1400	Jason's Deli	5,208
1424	KFC	2,820
1426	Culver's	3,916



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