

For Lease



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

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Sorrento Village

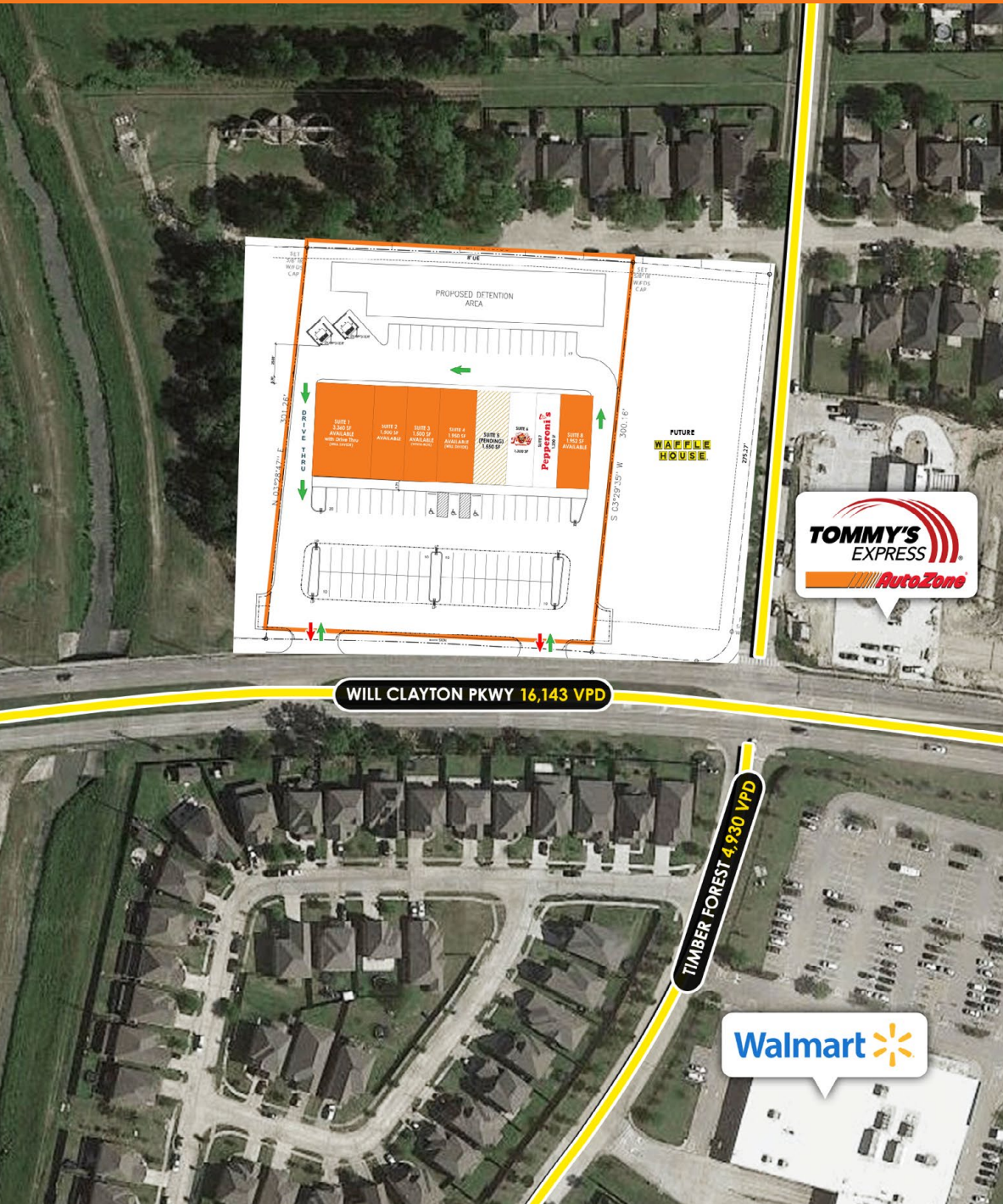
12235 Will Clayton Pkwy.

Humble, Texas 77346

For Lease

SORRENTO VILLAGE

12235 Will Clayton Pkwy., Humble, Texas 77346



Property Information

Space For Lease	1,500 SF - 10,262 SF with Drive Thru
Rental Rate	Call for Pricing
NNN	\$8.50 PSF
Building Size	14,350 SF

Property Highlights

- New Retail Center Across from Walmart Neighborhood Store in Humble
- Signalized Intersection
- Easy access to Atascocita Rd, FM 1960, and Lake Houston

Demographics

Population (2023)	1 mi. - 20,150
	2 mi. - 55,600
	3 mi. - 90,137
	5 mi. - 162,580
	1 mi. - \$147,113
Average Household Income	2 mi. - \$141,091
	3 mi. - \$147,995
	5 mi. - \$135,097

Traffic Counts	16,143 vpd via Will Clayton Pkwy 4,930 vpd via Timber Forest Dr
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For More Information

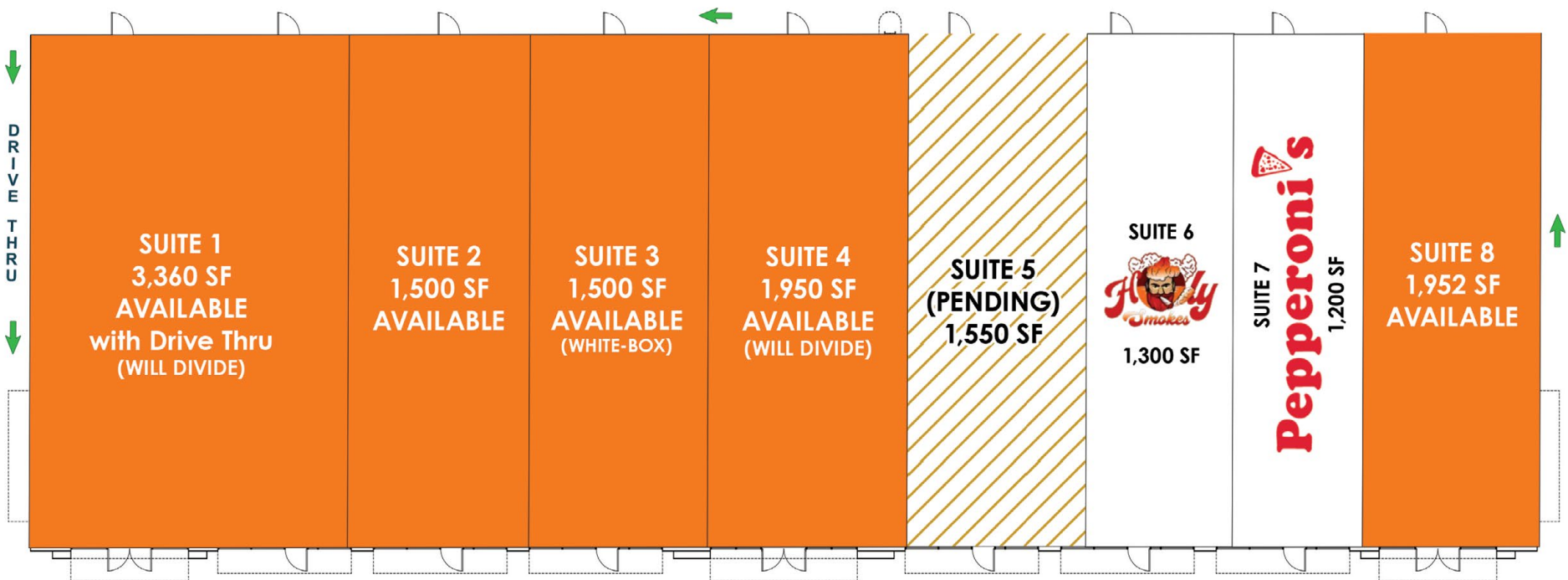
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SITE PLAN



SPACE AVAILABLE

Suite 1	3,360 SF with Drive Thru (Will Divide)
Suite 2	1,500 SF
Suite 3	1,500 SF (White-box)
Suite 4	1,950 SF (Will Divide)
Suite 8	1,952 SF

PENDING	
AVAILABLE	
EXECUTED	

For Lease



Hunington



SITE

WILL CLAYTON PKWY 16,143 VPD

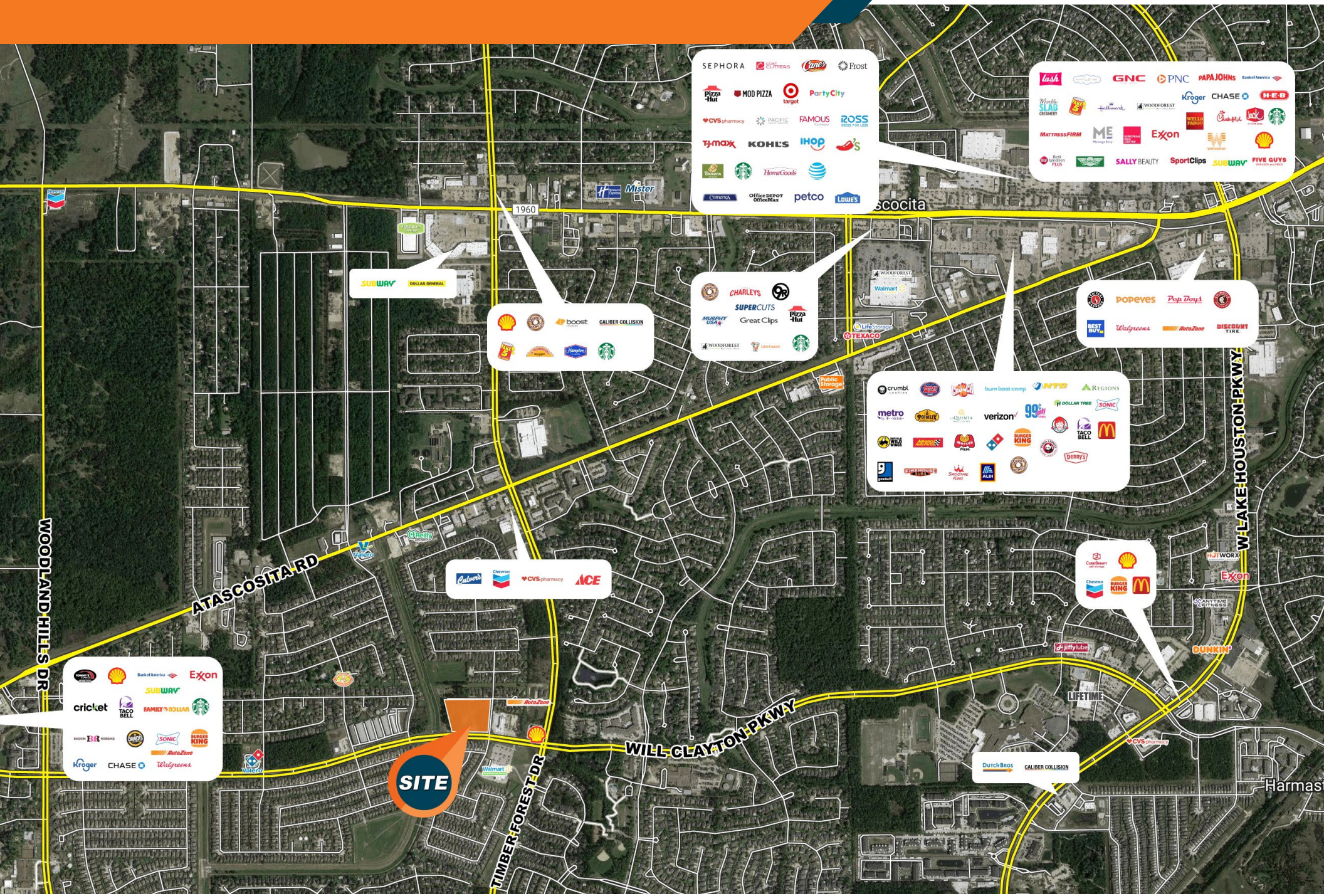
TIMBER FOREST 4,930 VPD

TOMMY'S EXPRESS
AutoZone



Walmart

For Lease



- SEPHORA, CVS, Dunkin', Frost
- Pizza Hut, MOD PIZZA, Target, Party City
- CVS pharmacy, PACIFIC, FAMOUS, ROSS
- tj-max, KOHL'S, IHOP, Salsbury Industries
- HomeGoods, AT&T, petco, Lowe's

- Lash, GNC, PNC, PAPAJOHNS, Bank of America
- Slab Creamery, Hallmark, Woodforest, Kroger, CHASE, H-E-B
- MATRESS FIRM, ME, Exxon, BELL'S, Starbucks
- Best Western Plus, SALLY BEAUTY, SportClips, SUBWAY, FIVE GUYS

- SUBWAY, DOLLAR GENERAL

- Shell, boost, CALIBER COLLISION
- Walmart, Life Storage, TEXACO

- CHARLEY'S, SUPER CUTS, Pizza Hut
- AMERICAN USA, Great Clips
- WOODFOREST, Life Storage, Starbucks

- POPEYES, Pop Boys
- BEST BUY, Walgreens, AutoZone, DISCOUNT TIRE

- crumbl, Dunkin', Dunkin' Donuts, burn boat camp, NTS, REGIONS
- metro, FORTY FIVE, verizon, 99c ONLY, DOLLAR TREE, SONIC
- Walmart, Dunkin', Dunkin' Donuts, Dunkin' Donuts, Dunkin' Donuts
- McDonald's, TACO BELL, Denny's

- Calumet, Chase, CVS pharmacy, ACE

- Casey's, Shell, Dunkin', McDonald's, Exxon

- Bank of America, Exxon
- cricket, TACO BELL, FAMILY DOLLAR, Starbucks
- Walmart, Dunkin', Dunkin' Donuts, Dunkin' Donuts
- Kroger, CHASE, Walgreens

SITE

- Dutch Bros, CALIBER COLLISION

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