



OFFICE/RETAIL FOR LEASE
COLONY SQUARE OUTPARCEL

16550 Southwest Freeway

Join one of Sugar Land's biggest power centers



**D1 logo used for illustrative purposes only*

Sugar Land Plaza Profile

Sugar Land Plaza is Seeking



Health/Wellness
Use



Medical Use



Retail Use

Sugar Land Plaza Demographic



Families

What makes Sugar Land Plaza Great



Proximity to
households



Medical and
Retail Co-Tenancy
in the Immediate
Area



Freeway Frontage



16550 Southwest Freeway

This shopping center has freeway frontage and is home to major anchors including Lowe's, Academy, Ashley Home Furniture, and Total Wine.

About 16550 Southwest Freeway:

- Co-tenancy with D1 Fitness & Memorial Hermann
- Across the freeway from Houston Methodist Hospital (321 beds/999 physicians/2,368 employees) and First Colony Mall (1.2 million square feet)
- 4,000 SF inline space available
- Monument signage available
- Outparcel to Colony Square Power Center
- Located at the lighted intersection of Southwest Freeway and Sweetwater Blvd.
- Across Sweetwater Blvd. from At Home & Best Buy



Demographics of Trade Area 3-mile Radius (2019)

Population Overview

Total Population	79,800
Total Households	27,500

Household Income

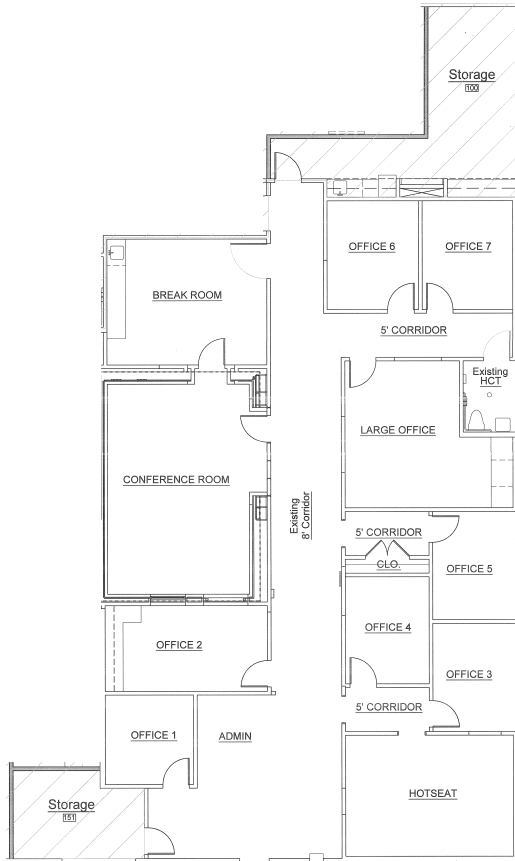
Average Household Income	\$168,700
Projected Average Household Income (2024)	\$177,000

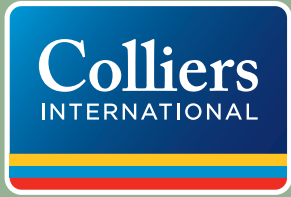


Featured Availability



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