

# MEMORIAL AT KIRKWOOD

HOUSTON, TX



## SIZE

104,887 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
16,915	145,164	331,077
<b>Households</b>		
6,045	62,220	137,040
<b>Median HH Income (\$)</b>		
103,218	81,306	67,818

## MAJOR TENANT(S)

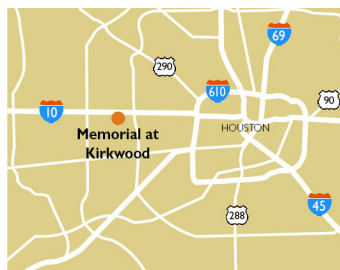
Dollar Tree  
Pet Supplies Plus  
Honey Baked Ham  
Los Tios

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

14000 Memorial Drive | Houston, TX 77079

## PROPERTY HIGHLIGHTS

- 104,887-square-foot community shopping center with Pet Supplies Plus and Dollar Tree
- Other national and regional tenants include Sherwin Williams, Massage Envy, The Joint, Urban Kitchen, Los Tios, PepperLou Gifts and Honey Baked Ham
- Population exceeds 145,100 people in a three-mile radius with an average household income greater than \$125,600
- Located on the corner of Memorial Drive and N. Kirkwood Road with over 42,000 VPD



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SPACE	TENANT	SQ. FT.	
A148	COMING AVAILABLE	3,094 SF	
B148	Yogurt Spot	1,456 SF	
C148	Massage Envy	3,153 SF	
D148	Cleopatra's Secret First Body Sugaring Spa	1,546 SF	
E148	The Joint	1,525 SF	
F148	Urban Kitchen	2,569 SF	
I49B	The Little Gym of Houston - Memorial	4,230 SF	
I406	Los Tios	5,400 SF	
I428A	Impero Italiano	3,000 SF	
I430	#1 Resort Nails and Spa	1,200 SF	
I432	Wild Birds Unlimited	1,825 SF	
I432A	Dream Lash Studios	1,200 SF	
I432B	Peggy Hart, OD	1,800 SF	
I432C	Hwa Rang Tae Kwon Do	3,050 SF	
I434	Dollar Tree	11,450 SF	
I436	COMING AVAILABLE	2,002 SF	
I440	Sherwin Williams	6,216 SF	
I448	Woman's Health Boutique	1,750 SF	
I454	PepperLou Gifts	6,800 SF	
I454B	Honey Baked Ham	6,546 SF	
I456	Pet Supplies Plus	7,500 SF	
I458	Awesome & Creative Therapy	3,850 SF	
I466	Infinity Guitars	1,500 SF	
I468	David's Vacuums	1,500 SF	
I470	COMING AVAILABLE	2,250 SF	
I472	It's All About You	1,500 SF	
I472A	Sweet Bambini	1,500 SF	
I480	Pyramid Hair Studio	3,000 SF	
I482	Flooring Inspirations	3,300 SF	
I486	Get Personal	1,150 SF	
I490	Memorial Dentistry	2,950 SF	
I492	Taizzi Sushi	2,800 SF	
I496	Snip Its	750 SF	
I498	Memorial Martinizing Cleaners	1,525 SF	
TOTAL SQ. FT.		104,887	

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: blue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 29.771811

Longitude: -95.590831

Memorial at Kirkwood		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	16,915	145,164	331,077
	2028 Projected Population	17,058	146,805	333,525
	2010 Census Population	14,808	123,084	292,879
	2000 Census Population	14,863	116,269	264,192
	1990 Census Population	15,249	96,817	221,020
	Historical Annual Growth 1990 to 2000	-0.26%	1.85%	1.80%
	Historical Annual Growth 2000 to 2010	-0.04%	0.57%	1.04%
	Estimated Annual Growth 2010 to 2023	0.97%	1.21%	0.90%
	Projected Annual Growth 2023 to 2028	0.17%	0.23%	0.15%
	Median Age	37.6	37.1	37.0
Households	Q4 2023 Estimated Households	6,045	62,220	137,040
	2028 Projected Households	6,093	62,905	138,071
	2010 Census Households	5,456	54,026	121,114
	2000 Census Households	5,548	50,235	110,144
	1990 Census Households	5,609	40,420	93,322
	Historical Annual Growth 1990 to 2000	-0.11%	2.20%	1.67%
	Historical Annual Growth 2000 to 2010	-0.17%	0.73%	0.95%
	Estimated Annual Growth 2010 to 2023	0.75%	1.03%	0.90%
	Projected Annual Growth 2023 to 2028	0.16%	0.22%	0.15%
	Population per Household	2.80	2.32	2.40
Population by Race	White	56.7%	43.1%	32.8%
	Black or African American	8.8%	19.1%	19.0%
	Asian & Pacific Islander	9.9%	11.2%	12.6%
	Other Races	4.4%	4.3%	3.6%
	Hispanic Population	20.3%	22.3%	32.0%
Income	Average Household Income	\$166,876	\$125,608	\$112,259
	Median Household Income	\$103,218	\$81,306	\$67,818
	Per Capita Income	\$59,633	\$54,121	\$46,786
Education (Age 25+)	Elementary	4.6%	3.5%	8.0%
	Some High School	4.3%	2.9%	4.5%
	High School Graduate	5.0%	10.5%	16.1%
	Some College	14.7%	17.7%	17.2%
	Associates Degree Only	6.3%	5.9%	6.7%
	Bachelors Degree Only	37.2%	35.8%	29.3%
	Graduate Degree	28.0%	23.6%	18.2%
Business	Number of Businesses	659	6,011	12,762
	Total Number of Employees	11,039	87,589	179,027
	Employees per Business	16.76	14.57	14.03
	Residential Population per Business	25.68	24.15	25.94

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.