

KINGWOOD GLEN

19300 W LAKE HOUSTON PARKWAY | HUMBLE, TX 77346

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Property Details

Owned GLA

103,397 SF

Availability

0 Suites | 0 SF

Parking Spaces

616

Overview

- Anchored by a successful Kroger Signature store, where community input is factored into the design and offerings of the store, located on FM 1960
- National and regional tenants make up more than 90% of the tenant roster
- Average traffic exceeds 60,000 VPD
- Located in the Greater Humble area with double-digit growth expected over the next 5 years

Tenant Mix



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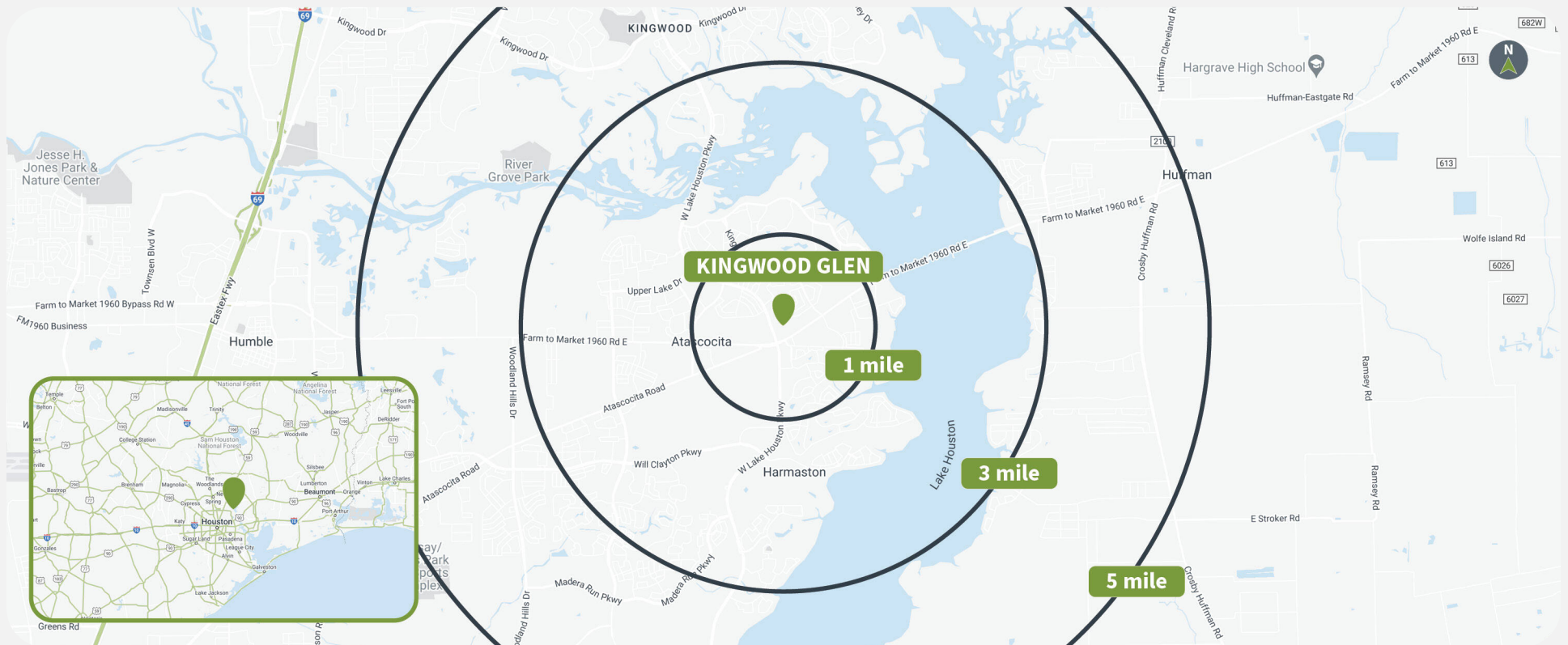
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Demographics

Source: Advan, 2024.

| | Population | Daytime Population | Households | Avg. HH Income | Med. HH Income |
|---------|------------|--------------------|------------|----------------|----------------|
| 1 MILE | 9,176 | 9,613 | 3,209 | \$120,175 | \$104,816 |
| 3 MILES | 82,392 | 58,177 | 27,799 | \$118,231 | \$102,762 |
| 5 MILES | 137,693 | 110,525 | 46,615 | \$134,396 | \$111,680 |



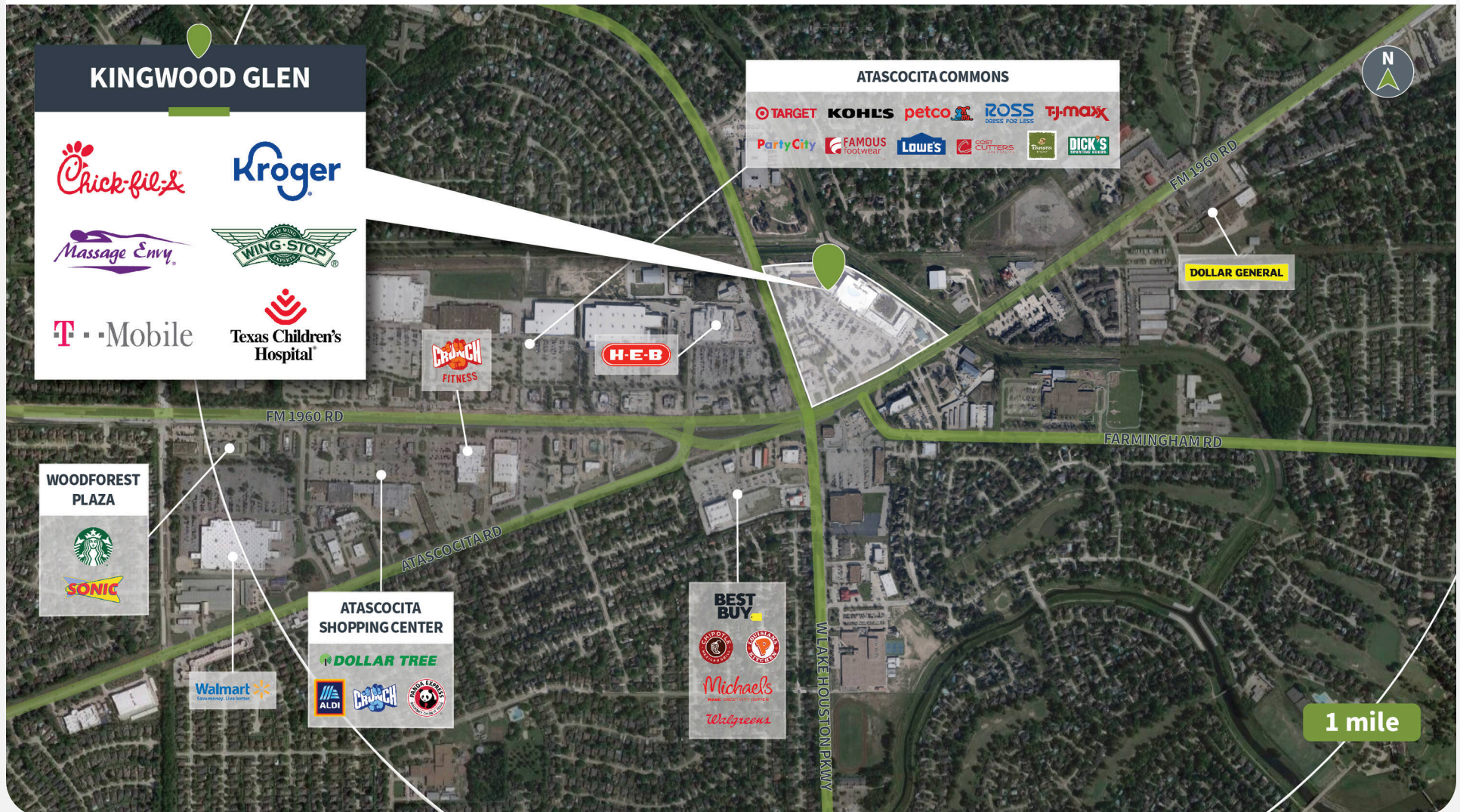
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Market Aerial



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Site Plan



| Suite | Tenant | GLA (SF) |
|--------|---------------------------|----------|
| 140 | KROGER | 61,889 |
| 220 | Texas Children's Hospital | 8,500 |
| 240 | Texas Children's Hospital | 5,240 |
| 180 | KAREN'S HALLMARK | 4,836 |
| 110120 | Texas Children's Hospital | 3,800 |
| 100 | Kidstrong | 3,000 |
| 230 | Lake Houston Dental Care | 2,400 |
| 250 | MARBLE SLAB CREAMERY | 2,132 |
| 170 | TEXAS STATE OPTICAL | 2,100 |
| 150 | ALLURE NAILS & TAN | 2,100 |
| 130 | EUROPEAN WAX CENTER | 1,800 |
| 210 | WING STOP | 1,400 |
| 200 | THE UPS STORE | 1,400 |
| 190 | PAPA JOHN'S PIZZA | 1,400 |
| 160 | 7 SPICE CAJUN SEAFOOD | 1,400 |
| NAP 4 | CHICK-FILA | |

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Get in Touch with Us

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Learn more about Kingwood Glen at shopcore.com/property/kingwood-glen