

# Deerbrook Marketplace

20440 US 59, Humble, TX 77338



Best in class anchor lineup including Crunch Fitness, Rally House, Best Buy, PetsMart, Ulta, Cost Plus, Office Depot, Old Navy, Marshalls, Shoe Carnival. Excellent sit down, casual dining offerings on site : Chuy's and Red Lobster.

Strategically located along Interstate 69 (117,589 VPD) at FM 1960 (40,434 VPD), the site offers three large pylon signs located along the I-45 Northbound feeder road.

Significant growth in the nearby Atascocita, Humble, Kingwood and Spring communities has led to massive population growth in Northwest Houston, resulting in a 24.2% population increase over the last decade (within 5-miles of the property).

Solid demographics with continued growth in the 5 mile trade area: Population: 137,505

Population growth (2010-2020): 24.2%

Future population growth (2020-2025): 9.2%

Households: 46,353

Household Growth (2010-2020): 23.10%

Expected Household growth (2020-2025): 9.10%

Average Household Income: \$87,941

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	34,511	137,505	481,148
AVERAGE HH INCOME (\$)	69,622	87,941	87,092

## LEASING

**Pat Kelly**  
**877-244-8532**

### Highlighted Availability

20416A	34,875 SF
20430	6,350 SF
20450_B	4,783 SF
20506_2	4,424 SF
20520	4,415 SF
20440_5	2,809 SF



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20408	Best Buy	45,928 SF	20450_A	Pediatrix	4,770 SF
20412	Office Max	23,500 SF	<b>20450_B Available</b>		<b>4,783 SF</b>
20414	Red Lobster	7,400 SF	20506_1	Shoe Carnival	10,000 SF
20416	World Market	20,775 SF	<b>20506_2 Available</b>		<b>4,424 SF</b>
<b>20416A Available</b>		<b>34,875 SF</b>	20506_3	Crunch Fitness	1,694 SF
20418	Buy Buy Baby	20,775 SF	20506_4	Carter's	3,698 SF
20420	Marshalls	30,600 SF	20510	Old Navy	15,000 SF
20424	Jo-Ann Stores	39,618 SF	20514	Crunch Fitness	35,000 SF
<b>20430 Available</b>		<b>6,350 SF</b>	20518	PetSmart	22,823 SF
20440_1	America's Best	3,201 SF	<b>20520 Available</b>		<b>4,415 SF</b>
20440_2	Menchie's	1,269 SF	20524	Rally House	8,899 SF
20440_3	Deerbrook Family Dentistry	2,200 SF	20530	Ulta	10,400 SF
20440_4	Amazing Lash Studio	1,579 SF	20536	Kirkland's	6,240 SF
<b>20440_5 Available</b>		<b>2,809 SF</b>			