

An aerial photograph of a city, likely Raleigh, North Carolina, showing a mix of modern high-rise buildings and older commercial structures. A river winds through the city, and a large parking lot is visible on the left. The sky is overcast.

24

Waterway Avenue



Commercial
Real Estate

Retail Opportunity in the Waterway Square

24

Waterway Avenue

- State of the art building in the heart of The Woodlands
- Walking distance area's two full service hotels
- 268,000 sq.ft. of office space
- 676 space parking garage
- ENERGY STAR Certified





24 WATERWAY AVENUE

Local Retail Presence

01 Hughes Landing

02 Marketing Street

03 The Cynthia Woods Mitchell Pavilion

04 The Woodlands Waterway Marriott Hotel & Convention Center

05 The Goose's Acre & Churrascos Steak House

06 Morton's Grille

07 Pincroft Center

08 Cinemark

09 The Westin Hotel

09 The Westin Hotel

10 Ferrari & Post Oak Motors

11 Target & Academy

12 The Woodlands Mall

13 Portofino Shopping Center



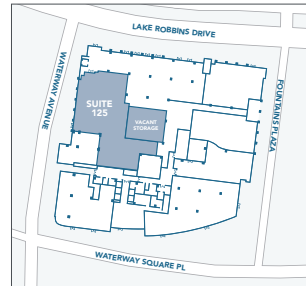
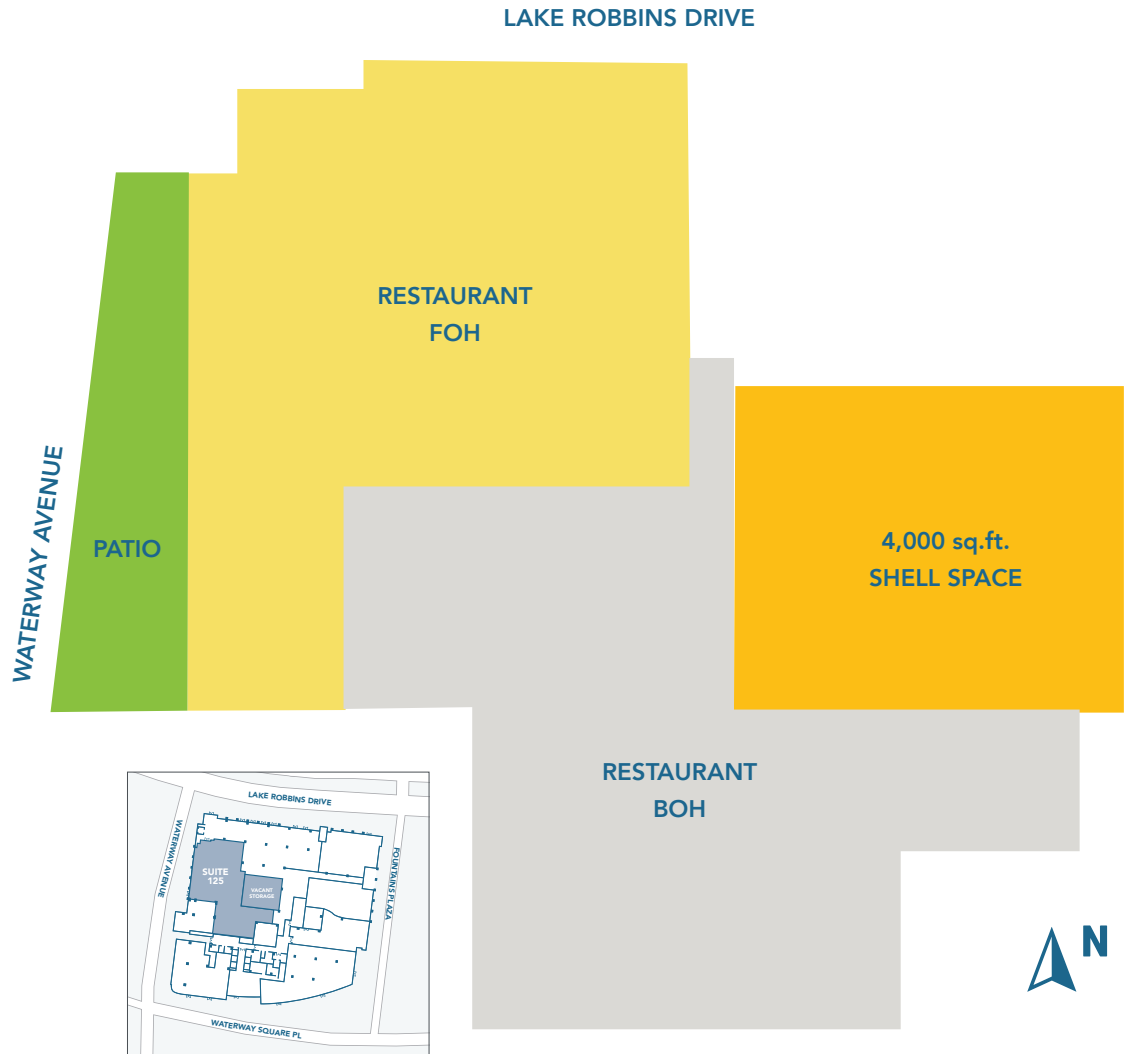
Commercial
Real Estate

Retail Opportunity in the Waterway Square

RETAIL SPACE AVAILABLE FOR LEASE 24 WATERWAY AVENUE

Suite 125

- Size:** 9,435 sq.ft.
- Max. Contiguous:** ~13,500 sq.ft.
- Term:** Negotiable
- Availability:** Immediately
- Overview:** Former restaurant space, featuring several private dining rooms and chef's table, over-sized back-of-the house and expansion space to additional ~4,000 sq.ft. shell space.



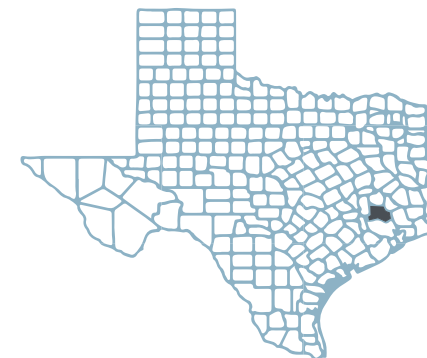
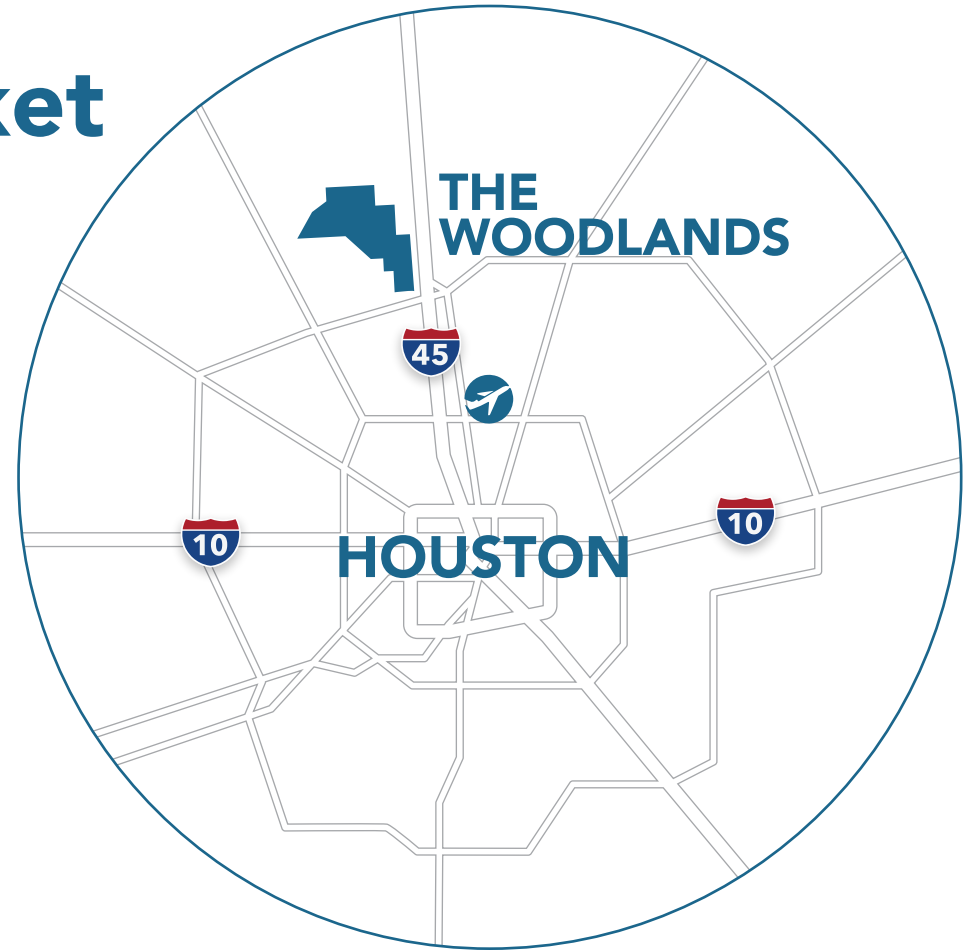
Commercial
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AWARD WINNING LIVE-WORK-PLAY COMMUNITY

The Woodlands Market

A 28,000 Acre community started in 1974, The Woodlands has grown to be one of the most successful master-planned communities in the United States. The Woodlands Town Center strives to create a distinct urban atmosphere that balances timeless natural settings with the best of shopping, dining and entertainment. Home to world-class attractions like the Cynthia Woods Mitchell Pavilion and The Woodlands Waterway, signature sporting events and festivals, a renowned medical center with the top-five medical providers and several hotels with a convention center, The Woodlands Town center offers a dynamic retail scene.



Area Demographics	1 Mile	2 Mile	5 Mile
Population	4,856	59,047	135,448
Residential	2,350	24,617	52,083
Average HH	\$142,294	\$106,657	\$111,019



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Waterway Avenue



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Contact us about this property today
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