CRAWFORD SQUARE
REAL ESTATE ADVISORS



LEASING AGENT
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MAINSTREET AT KINGWOOD

4545 Kingwood Drive | Kingwood, TX 77345

FEATURED TENANTS

POTBELLY SANDWICH SHOP · H-E-B · orangetheory · CAVA

PROPERTY HIGHLIGHTS

- Located in the affluent community of Kingwood, Texas, known for award-winning schools, upscale housing, and numerous recreational options.
- Features a diverse mix of national and local retail and dining tenants, including Freebirds, Torchy's Tacos, and Potbelly.
- Offers lighted access and ample surface parking, making it easily accessible for shoppers.
- Positioned in a high-density, family-centric area with a grocery

DEMOGRAPHICS

POPULATION	
1 mile	17,335
3 mile	124,778
5mile	284,241

DAYTIME POPULATION	
1 mile	19,499
3 mile	116,643
5 mile	244,230

HOUSEHOLDS	
1 mile	3,278
3 mile	24,059
5 mile	53,775

AVG HH INCOME ($)	
1 mile	83,735
3 mile	144,182
5 mile	144,272

MED HH INCOME ($)	
1 mile	104,654
3 mile	116,810
5 mile	104,043

AREA MAP



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MAINSTREET AT KINGWOOD - KINGWOOD, TX



SUITE	TENANT	SF	SUITE	TENANT	SF
PAD-A	FREEBIRD'S WORLD BURRITO	2,909	4523-130	WILD BIRDS UNLIMITED	1,733
4505-100	CAVA	2,500	4523-150	SALATA	2,800
4505-150	VERIZON	2,500	4525-100	ORANGETHEORY FITNESS	3,010
4505-180	TWIN LIQUOR	3,500	4525-120	WOOF GANG BAKERY	1,617
4505-185	ELITE DERMATOLOGY	2,330	4525-140	PURE BARRE	1,600
4505-190	SHERWIN WILLIAMS	4,500	4525-150	COCO CREPES	2,400
4505-200	OLD REPUBLIC TITLE	4,544	4529-100	SMART FINANCIAL	2,250
4517	HEB	105,628	4529-120	AVAILABLE	1,200
4521-100	BANFIELD PET HOSPITAL	3,000	4529-130	AVAILABLE	3,180
4521-130	NAILS OF AMERICA	3,500	4529-150	TIFF'S TREATS	1,500
4521-160	THE JOINT CHIROPRACTIC	1,120	4529-170	WINGSTOP	1,400
4521-170	T-MOBILE	2,235	4529-180	TORCHY'S TACOS	4,500
4521-180	PACIFIC DENTAL SERVICES	3,200	4535-100	MIYA RAMEN BISTRO	2,200
4521-220	GREAT CLIPS	1,050	4535-120	THE BOARDROOM SALON	1,590
4521-230	AMAZING LASH	1,400	4535-150	STARBUCKS	2,227
4521-240	JEREMIAH'S ITALIAN ICE	1,260	4537-100	MOD PIZZA	2,534
4521-260	JIMMY JOHN'S	1,260	4537-150	POTBELLY	2,400
4523-100	HAND & STONE MASSAGE	2,700			
4523-120	AVAILABLE	1,400			