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FOR LEASE

**Former Fuel Pad
 Vacant Land**

**4610 Hwy 6 So.
 Sugar Land TX**

**Austin Pkwy @
 Hwy 6**

29,150 sq ft

**Rent - Negotiable
 CAM - \$1.50/sq ft
 Taxes - \$2.09/sq ft
 Insur - \$.53/sq ft**

Major Tenants:

**Sears Hardware
 TGF Haircutters
 Mail Box Express**

2008 Estimated Demographics	1 Miles	3 Miles	5 Miles	7 Miles
Population Estimate	12,212	91,622	176,819	385,602
Average Median HH Income	\$106,577	\$110,431	\$103,274	\$81,701
Average Age	33.6	36.3	35.3	33.0