

# Deerbrook Marketplace

20440 US 59, Humble, TX 77338



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

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 lead to massive population growth in Northwest Houston,

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	35,204 SF
20514	35,000 SF
20524	8,899 SF
20450_B	4,783 SF
20520	4,415 SF



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20408	Best Buy	45,928 SF	<b>20450_B Available</b>	<b>4,783 SF</b>
20412	Office Max	23,500 SF	20502 Chuy's	6,500 SF
20414	Red Lobster	7,400 SF	20506_1 Shoe Carnival	10,000 SF
20416	World Market	20,000 SF	20506_2 rue21	4,424 SF
<b>20416A Available</b>		<b>35,204 SF</b>	<b>20506_3 Available</b>	<b>1,694 SF</b>
20420	Marshalls	30,600 SF	20506_4 Carter's	3,698 SF
20424	Jo-Ann Stores	39,618 SF	20510 Old Navy	15,000 SF
20430	TGI Friday's	7,850 SF	<b>20514 Available</b>	<b>35,000 SF</b>
20440_1	America's Best	3,201 SF	20518 PetSmart	22,823 SF
20440_2	Menchie's	1,269 SF	<b>20520 Available</b>	<b>4,415 SF</b>
20440_3	Deerbrook Family Dentistry	2,200 SF	<b>20524 Available</b>	<b>8,899 SF</b>
20440_4	Amazing Lash Studio	1,579 SF	20530 Ulta	10,400 SF
<b>20440_5 Available</b>		<b>2,809 SF</b>	20536 Kirkland's Home	6,240 SF
20450_A	Pediatrix	4,770 SF		