



Magnolia Trace Shopping Center

Retail Spaces Available For Lease • 17665 FM 1488 Rd. Magnolia, TX 77354



**2ML REAL ESTATE
INTERESTS, INC.**

952 Echo Lane, Suite 314 | Houston, Texas 77024

Office: 281-974-2626 | 2mlrealestate.com

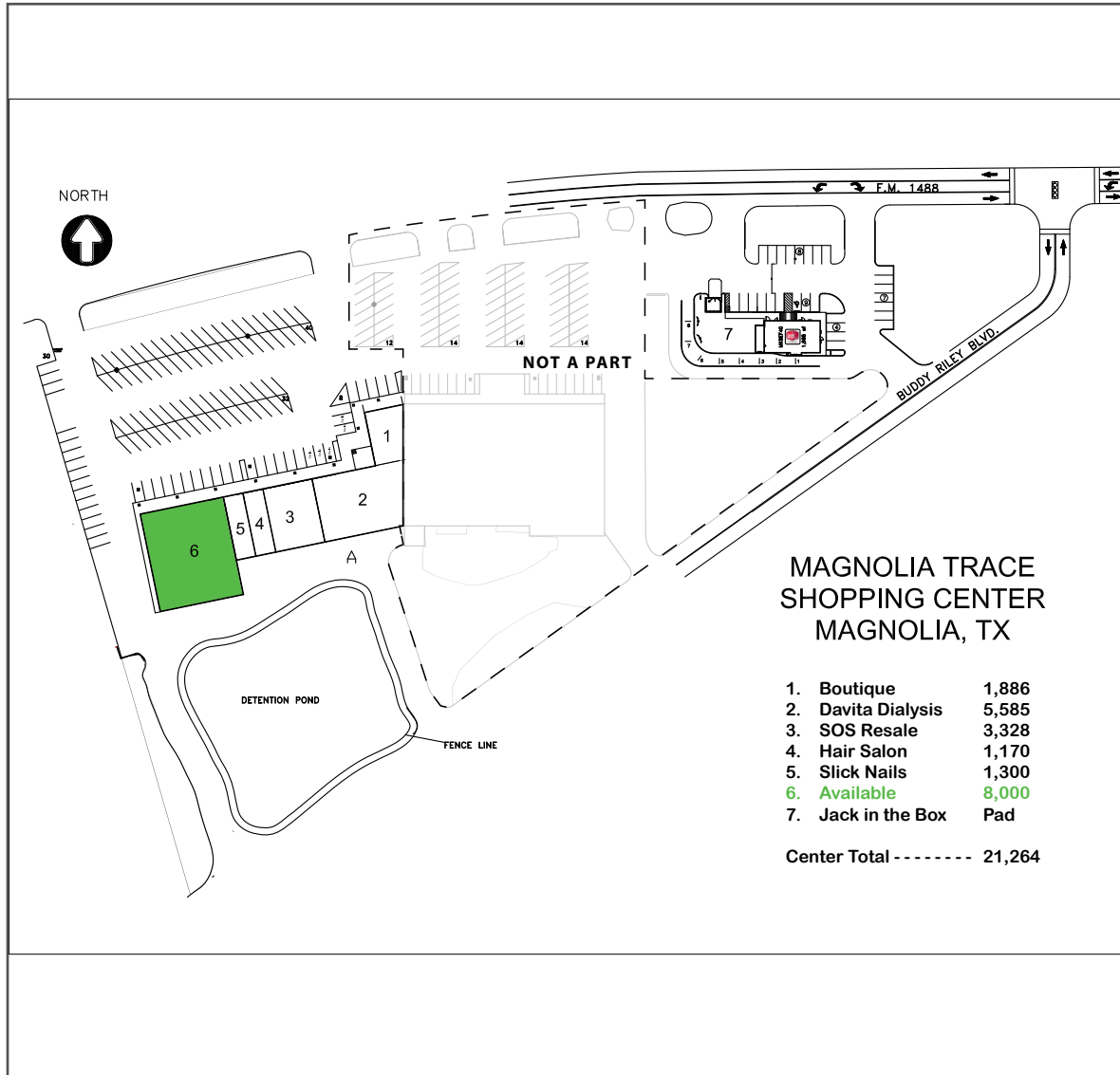
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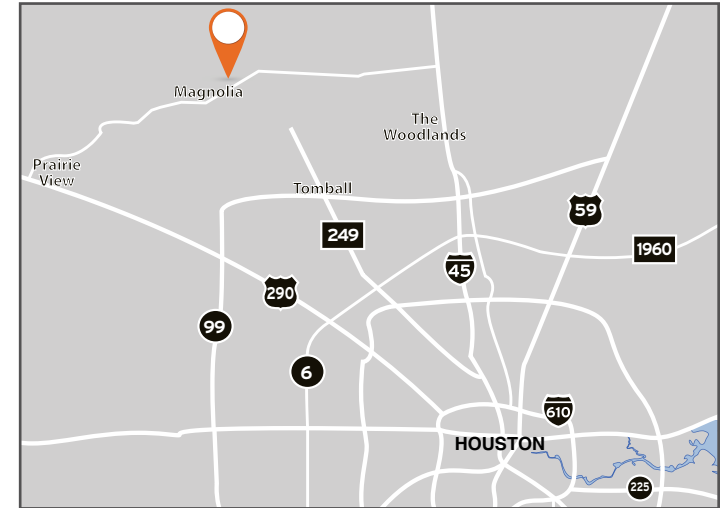
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MAGNOLIA TRACE SHOPPING CENTER MAGNOLIA, TX

1. Boutique	1,886
2. Davita Dialysis	5,585
3. SOS Resale	3,328
4. Hair Salon	1,170
5. Slick Nails	1,300
6. Available	8,000
7. Jack in the Box	Pad
Center Total -----	21,264



Property Highlights

- Grocery anchored center
- High traffic
- Highly visible
- Easily accessible

Anchored By

Davita Dialysis

2023 Demos	1 Mile	3 Mile	5 Mile
Total Pop.	1,596	12,202	30,864
Avg HH Income	\$107,344	\$134,158	\$128,253
Total Employees	1,408	3,978	6,321

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