



**ORANGE COMMERCIAL**  
*Strategic Real Estate Services*

# RETAIL SPACE FOR LEASE



**604 NORTH LOOP 336 WEST CONROE, TX 77301**

## ABOUT THE PROPERTY:

This 13,789 SF shopping center is anchored by a 7,500 SF Day Care facility, with plenty of parking. Located on the North Side of Loop 336 West, between North Frazier and North Thompson. This center is easily accessible from I-45 or downtown Conroe. The shopping center has great visibility and access from Loop 336, and visibility from the new HEB on Frazier.

## CONTACT INFORMATION:

Bill Wong

713-961-9097 ext. 101

[billw@orangecommercial.com](mailto:billw@orangecommercial.com)

[www.orangecommercial.com](http://www.orangecommercial.com)



## Creekside Plaza

604 North Loop 336 West  
Conroe, TX 77301

**Availability:**  
1,400 SF - Dark Shell

- Economics:**
- Rent rate: \$16.00 PSF
  - NNN \$3.60 PSF



**ORANGE COMMERCIAL**

*Strategic Real Estate Services*

This property is subject to prior sale, leasing, financing, change in price, rental or other conditions, corrections, errors, omissions, or removal from market without notice. All information contained in this packet, while based on and supplied by sources deemed reliable, is not in any way warranted or guaranteed, either expressed or implied by Orange Commercial LLC. This packet is solely for information purposes only and under no circumstances whatsoever should be deemed as a contract, note, memorandum or any other form of a binding commitment.

# AREA DETAILS

Creekside Plaza  
604 North Loop 336 West  
Conroe, TX 77301



## Area Retailers:

HEB, Planet Fitness, CVS,  
Academy, Walmart, Kroger, Sam's  
Club

## Demographics:

	1 Mile	5 Miles
Population:	7,818	83,363
Households:	3,043	28,443
Median Income:	\$46,218	\$46,056

## Features:

- Easy access and visibility
- Pylon signage available