 JLL SEE A BRIGHTER WAY

# For lease

17310 - 17320 W Grand Parkway  
Sugar Land, TX 77479

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## Building features



Medical/Retail center



Availability from 986 SF to 2,550 SF



Easy accessibility from  
Grand Parkway and US 69



Parking ratio 5.9/1,000



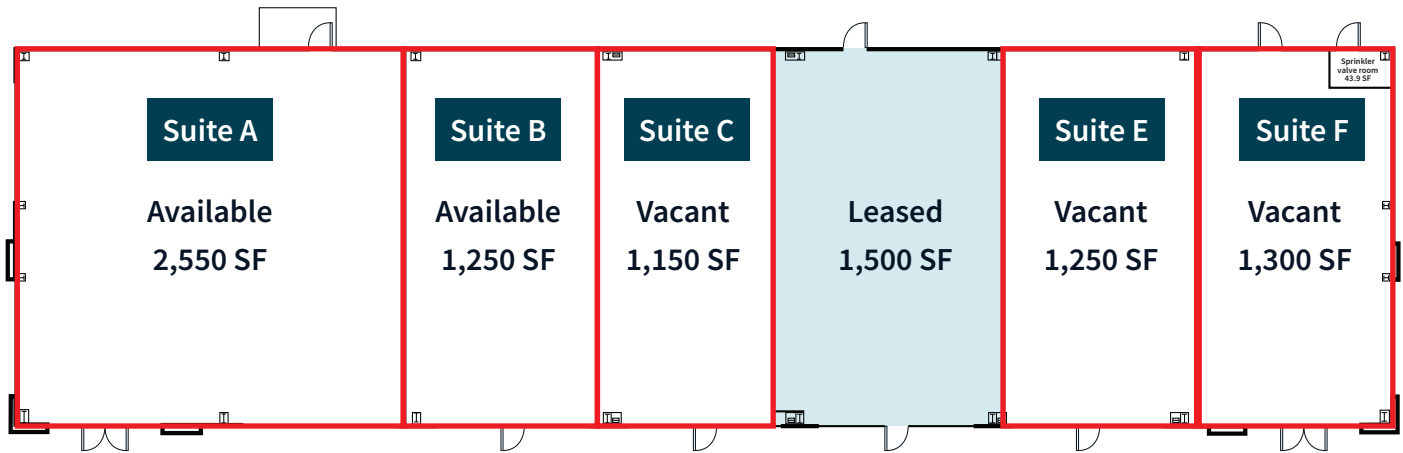
## Current tenancy

- Pharmacy
- Dentist
- Weight loss center
- Autism behavior center
- Pet imaging
- Nail salon
- Church
- Donut shop

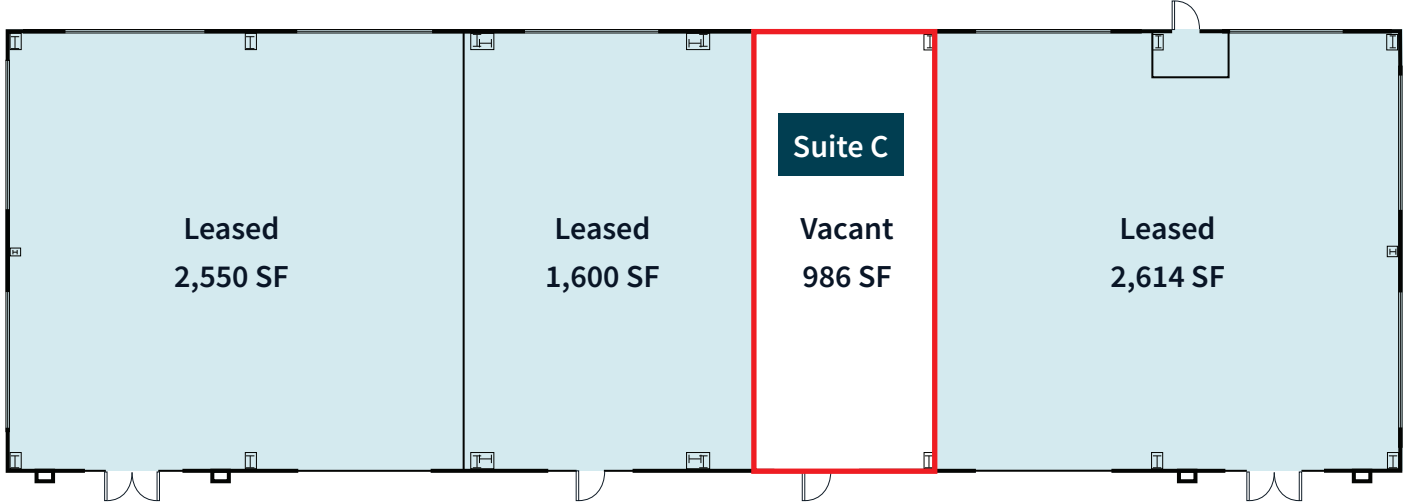


# Availabilities

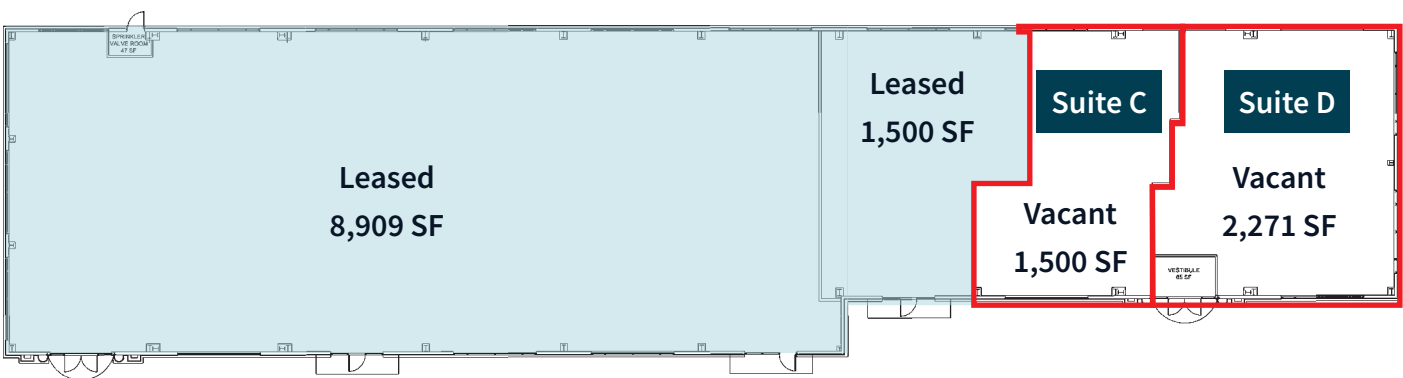
## Building A



## Building B



## Building C





# Area demographics

10 minute drive

## Key facts



Average household size

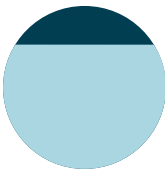


Median age

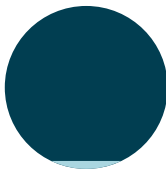
113,118  
Population

\$108,992  
Median household income

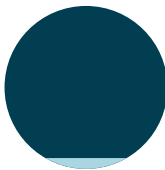
## Insurance mix



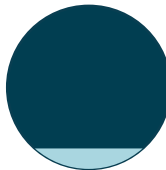
67%  
Commercial Insurance (%)



4%  
Insurance, govt exchange (%)



4%  
Medicaid (%)



17%  
Medicare (%)

## Employment



White collar

82%



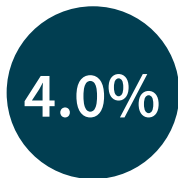
Blue collar

10%



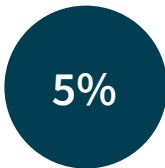
Services

8%



Unemployment rate

## Education



No high school diploma



15%  
High school graduate



21%  
Some college



58%  
Bachelor's/Grad/Prof degree

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## Area amenities





**JLL**

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