



Cyfair Town Center

17445 Spring Cypress, Cypress, TX, 77429

Latitude: 29.97097757

Longitude: -95.69007039

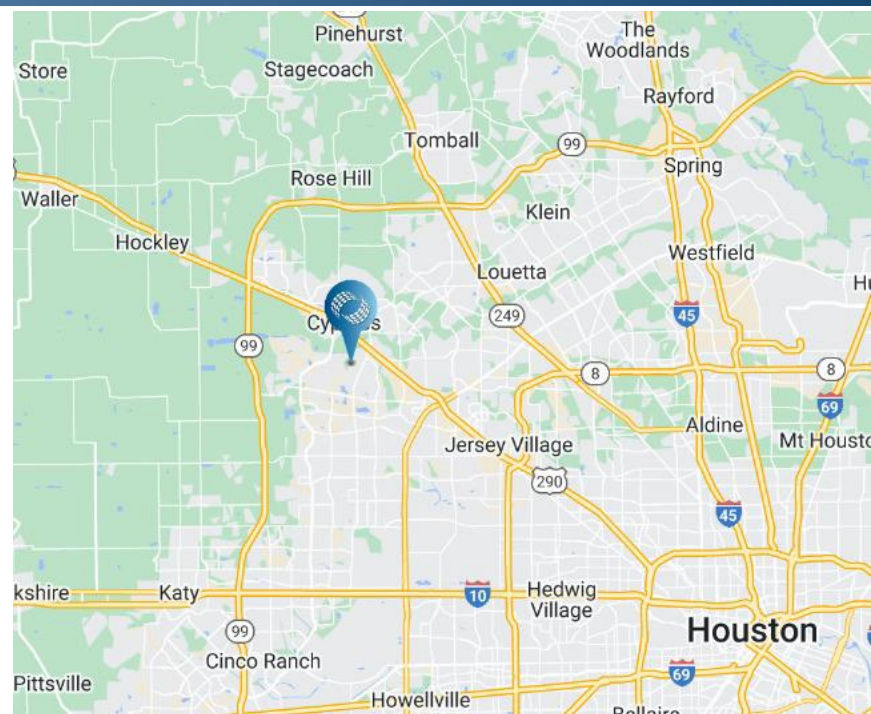
Total SF: 433,668

HIGHLIGHTS

- High-visibility center at a prominent intersection at US-290 and Spring Cypress Road.
- Vibrant center with a robust tenant mix including Cinemark, JC Penney, and Kroger.
- Trade area is experiencing phenomenal growth, with thousands of single family homes planned through neighborhoods including Fairfield, Dunham Pointe, and Bridgeland.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,175	76,323	192,830
Daytime Population	6,600	49,288	128,214
Households	2,457	24,953	62,522
Avg HH Income (\$)	155,435	166,860	166,782
Med HH Income (\$)	118,426	127,448	130,292
Median Age	35.50	35.10	35.20
% College Educated	52.00 %	49.90 %	49.70 %



CONTACTS

Senior Leasing Representative

Jennifer Pollock

281.652.5440 | Jennifer.Pollock@Inventrustpm.com

VP, Leasing

Mark Vondrak

281.652.5456 | Mark.Vondrak@Inventrustpm.com



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Tenant List

002	UrgentVet	2,800	015B	Amazing Lash Studio	1,750
003	The UPS Store	1,364	016B	Great American Cookies	1,050
004	Milan Laser Hair Removal	1,436	017B	Merle Norman Cosmetics Studio	1,050
006	Salata	3,000	018B	Color Me Chic	1,050
007	Prime Hydration	1,200	019B	Shogun Japanese Grill and Sushi	5,787
008	uBreakiFix	1,050	020B	Cinemark USA	44,948
009	Centrum Health	2,450	021B	MOD Pizza	3,500
010	Taco Bell	3,076	022B	GameStop	1,500
011	Regions Bank	4,078	023B	McAlister's Deli	3,900
012	Cold Stone Creamery	1,400	024B	Clean Juice	1,200
013	Cypress Classic Hair	2,733	025B	Available	2,475
015	Best Buy Liquors	1,400	026B	Available	1,414
016	European Wax Center	1,400	027B	Available	1,414
017	Available	3,960	028B	Crystal Eyecare	2,121
018	Pinch A Penny	2,000	029B	Steeplechase Pediatric Center	4,489
019	IVX Health	1,750	030B	Joe Pierce DDS	3,185
020	Hand & Stone Massage and Facial Spa	2,100	031B	Available	2,121
021	Duck n Bao	3,477	032B	Active Life Dentistry	4,242
022	La Maria Mexican Restaurant	4,200	033B	Dr Jason Doolen	2,475
023	Subway	1,540	034B	Edward Jones	1,060
024	Pizza Hut	1,610	035B	Available	2,121
025	Healthy Smiles	1,400	036B	Available	2,121
026	Strong Vision Center	1,750	037B	Cyfair Hearing Aids	1,860
027	Gem Nails	2,100	038B	The Speech Emporium	3,258
028	Cost Cutters	1,400	039B	Available	2,616
001B	JC Penney	101,477	040B	Balle Bliss	1,980
002B	Crunch Fitness	25,268	041B	Available	1,414
003B	Killen's BBQ	4,735	042B	Available	2,101
004B	BJ's Restaurant & Brewhouse	8,550	043B	Smoothie King	1,050
005B	House of Pies	4,300	044B	Charleys Philly Steaks	1,800
006B	KFire Hot Pot and BBQ	5,620	046B	Wells Fargo	0
007B	Buffalo Wild Wings	5,950	047B	The Vintage Nails and Spa	2,810
008B	Kung Fu Tea	1,400	048B	Uptown Cheapskate	4,260
009B	Available	1,350	049B	Available	2,080
010B	Learning Express Toys	3,000	050B	Sugaring NYC	1,400
011B	Newk's Express Cafe	4,024	051B	The Joint	1,260
012B	Color Me Mine	1,400	052B	Massage Envy	4,200
013B	Freckles Boutique	1,400	061B	Eastern Diversified LP	0
014B	Play Street Museum Cypress	3,150	062B	Available	3,450
			001C	Kroger	75,950

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