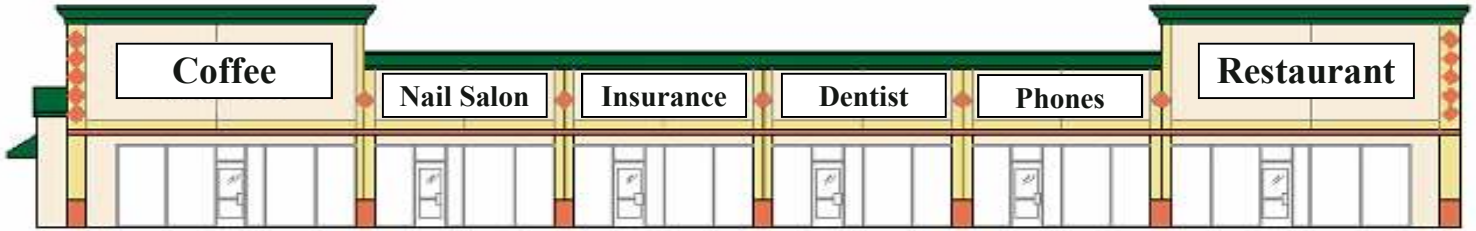


Village Square at Walden

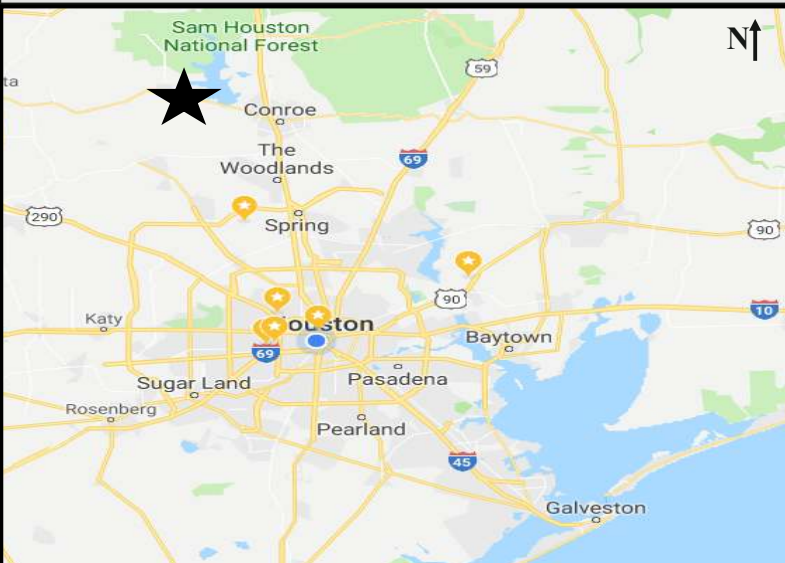
Now Pre Leasing - 20,000 NRSF Center



NWC of Highway 105 @ Walden Road, Montgomery, TX 77356

Property Data:

- Located at the Entrance to “Walden on Lake Conroe Subdivision” with a total population of 26,500
- Excellent Visibility and Access
- Across the Street from Super Walmart
- Adjacent to Walgreens and Whataburger
- Building Size: 20,000 SF
- Land Size: 3.00 Ac
- Bay Depth: 75 ft.
- Rental Rates: Call for Pricing
- NNN: \$8.00 PSF—*Estimated*
- Finish Out: Negotiable



Area Demographics		
	Population	Average HH Income
1 Mile	3,047	\$120,099
3 Mile	18,026	\$125,516
5 Mile	32,545	\$127,396

Traffic Counts	
Hwy 105 East of Walden Road	33,229 cpd
Hwy 105 West of Walden Road	19,505 cpd
Walden Road going North from Hwy 105	19,171 cpd

C H C Investments, LLC

Camille H. Chehayeb; CPM, CCIM or Munia Chehayeb

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