

# Westwood Village

📍 32858-33030 FM 2978 Rd, Magnolia, TX 77354



At the epicenter of Magnolia, with direct access to the neighboring master-planned community.

**Center Size: 246,220**

**Spaces Available: 3**

## Within 3 Miles

Population	51,789
Avg. Household Income	189,476
Avg. Home Value	\$645,636
Annual Visits	5,052,964
Vehicles Per Day	39,353



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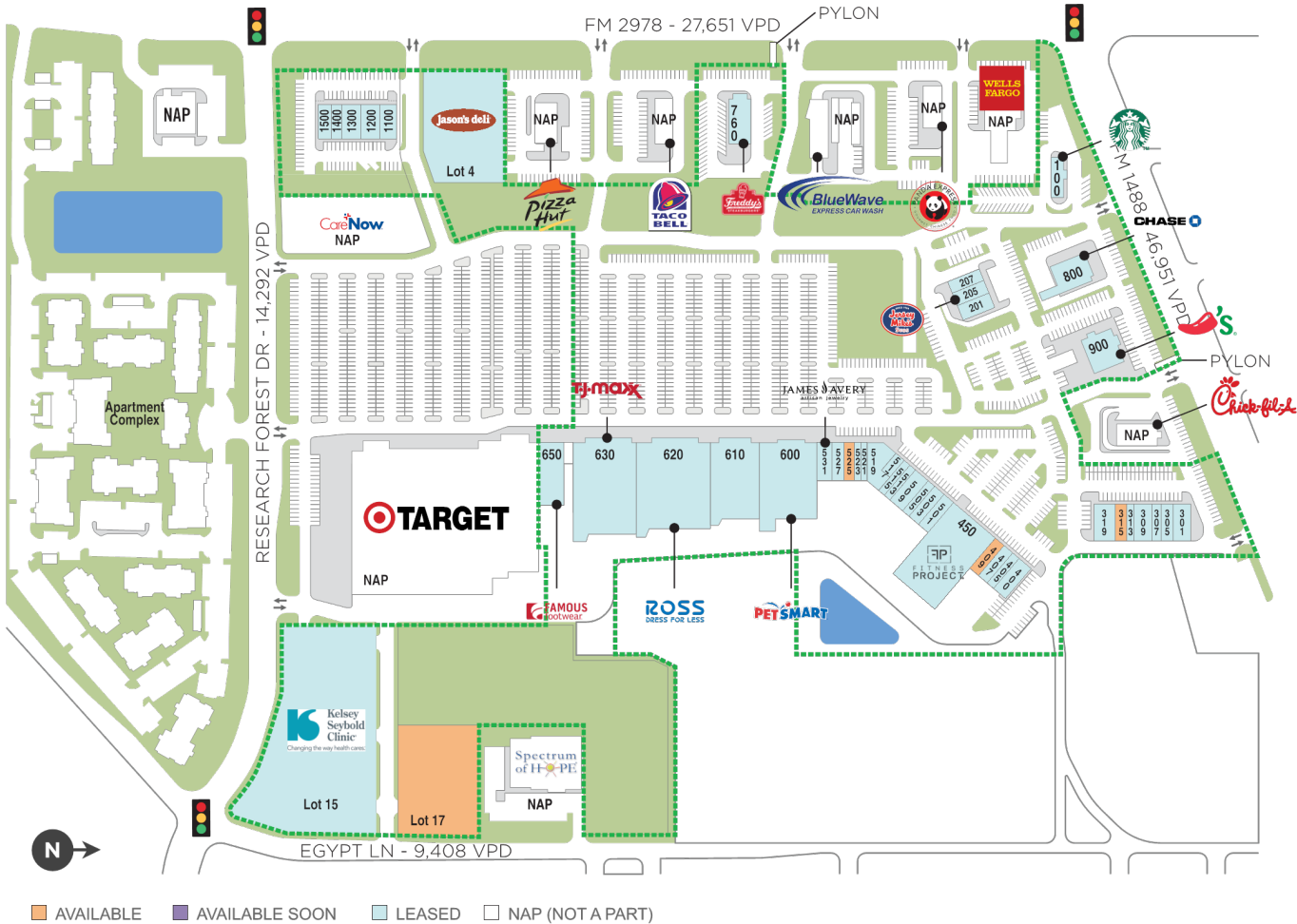
SPACE	TENANT	SF
0315	AVAILABLE	1,727
0409	AVAILABLE	1,680
0525	AVAILABLE	1,440
LOT 17	AVAILABLE	0.85 Acres
0100	STARBUCKS	1,800
0107	CARENOW	0
0201	FIVE GUYS BURGERS & FRIES	3,127
0205	JERSEY MIKE'S SUBS	1,548
0207	SMOOTHIE KING	1,190
0301	AT&T	3,500
0305	TIDE DRY CLEANERS	1,600
0307	BIG FROG CUSTOM T-SHIRTS & MOR	1,364
0309	MASSAGE ENVY	3,000
0313	SHARKEY'S CUTS 4 KIDS	1,250
0319	BROTHERS PIZZA EXPRESS	2,500
0400	RECOVERY PROJECT	2,228
0405	AMAZING LASH STUDIO	1,897
0407	CLASSIC NY BAGEL	2,100
0450	FITNESS PROJECT	24,000
0501	NAILS OF AMERICA	2,000
0503	TEXAS STATE OPTICAL	2,018
0505	RISE DENTISTRY	1,900
0509	MATTRESS FIRM	4,200
0513	THE JOINT	1,300
0515	EUROPEAN WAX CENTER	1,482
0517	NUTRITION DEPOT MAGNOLIA	833
0519	TOYBOX TREASURES	2,532
0521	CRUMBL COOKIES	1,580
0523	GAMESTOP	1,320
0527	SALLY BEAUTY SUPPLY	1,600
0531	JAMES AVERY ARTISAN JEWELRY	3,040
0600	PETSMART	19,999
0610	OFFICEMAX	18,000

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SPACE	TENANT	SF
0620	ROSS DRESS FOR LESS	30,187
0630	TJ MAXX	27,702
0640	MONTGOMERY COUNTY, TEXAS	900
0650	FAMOUS FOOTWEAR	7,000
0700	TARGET	0
0740	PIZZA HUT	0
0750	TACO BELL	0
0760	FREDDY'S FROZEN CUSTARD & STEA	1
0770	BLUE WAVE	0
0780	PANDA EXPRESS	0
0800	CHASE BANK	4,114
0900	CHILIS RESTAURANT	5,811
0910	CHICK-FIL-A	0
1100	DAVE'S HOT CHICKEN	2,800
1200	AMERICA'S BEST CONTACTS & EYEG	3,000
1300	PACIFIC DENTAL SERVICES	3,200
1400	PLAYA BOWLS	1,600
1500	THE KEBAB SHOP	2,150
LOT 4	JASON'S DELI	3,500
LOT15	KELSEY SEYBOLD	36,500

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