

# Northtown Plaza

Harris County   Houston-Pasadena-The Woodlands, TX   190,529 Sq Ft

5402-5598 North Freeway | Houston, TX 77076

29.8472, -95.3922



| Demographics | 1 Mile   | 3 Miles   | 5 Miles   |
|--------------|----------|-----------|-----------|
| Population   | 20,556   | 134,311   | 370,969   |
| Daytime Pop. | 16,944   | 125,082   | 342,685   |
| Households   | 6,931    | 46,292    | 134,757   |
| Income       | \$62,654 | \$111,691 | \$126,121 |

Source: Synergos Technologies, Inc. 2024

Located at the NE corner of I-45 with 220K+ vehicles daily and E Tidwell Rd with 21K+ vehicles daily (Kalibrate 2025, 2020)

Strong mix of national and regional retailers including El Rancho Supermercado, City Gear, dd's Discounts, Hibbett Sports & WSS Shoes

Located just 5 miles North of downtown Houston

Surrounded by a dense population of 134K+ residents within 3 miles

Proximity to Independence Heights Hospital with 128 beds (BMC 2025)



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### Available Spaces

|    |                  |     |                  |
|----|------------------|-----|------------------|
| 01 | 6,000 Sq Ft      | 10A | 1,930 Sq Ft      |
| 10 | 4,020 Sq Ft 360° | 29  | 2,760 Sq Ft 360° |

### Current Tenants

Space size listed in square feet

|     |                            |        |
|-----|----------------------------|--------|
| 02  | GameStop                   | 2,000  |
| 03  | Legacy Community Health    | 5,800  |
| 04  | It's Fashion               | 9,810  |
| 05  | Shoe Palace                | 4,489  |
| 07  | Hibbett Sports             | 6,310  |
| 08  | Dollar Tree                | 19,020 |
| 09  | Crazy Boss                 | 22,750 |
| 11  | El Rancho Supermercado     | 25,480 |
| 12  | China Border               | 14,297 |
| 15  | dd's DISCOUNTS             | 16,000 |
| 16  | Gomez Western Wear         | 8,418  |
| 17  | Wig World Beauty Supply    | 8,945  |
| 19  | Rodeo Dental               | 6,775  |
| 20  | New Nails                  | 1,600  |
| 26  | Fred Loya Insurance Agency | 625    |
| 27  | WSS                        | 8,640  |
| 28  | Subway                     | 1,654  |
| 28A | Daiquiri Island TO-GO      | 946    |
| 30  | Burger King                | 2,760  |
| 32  | ExxonMobil                 | 2,235  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1457

