



AVAILABLE FOR LEASE

SIZE - 1,000 SF

PRICE - CALL FOR PRICING

FOR MORE INFORMATION

FARID CHATUR

832-685-2739

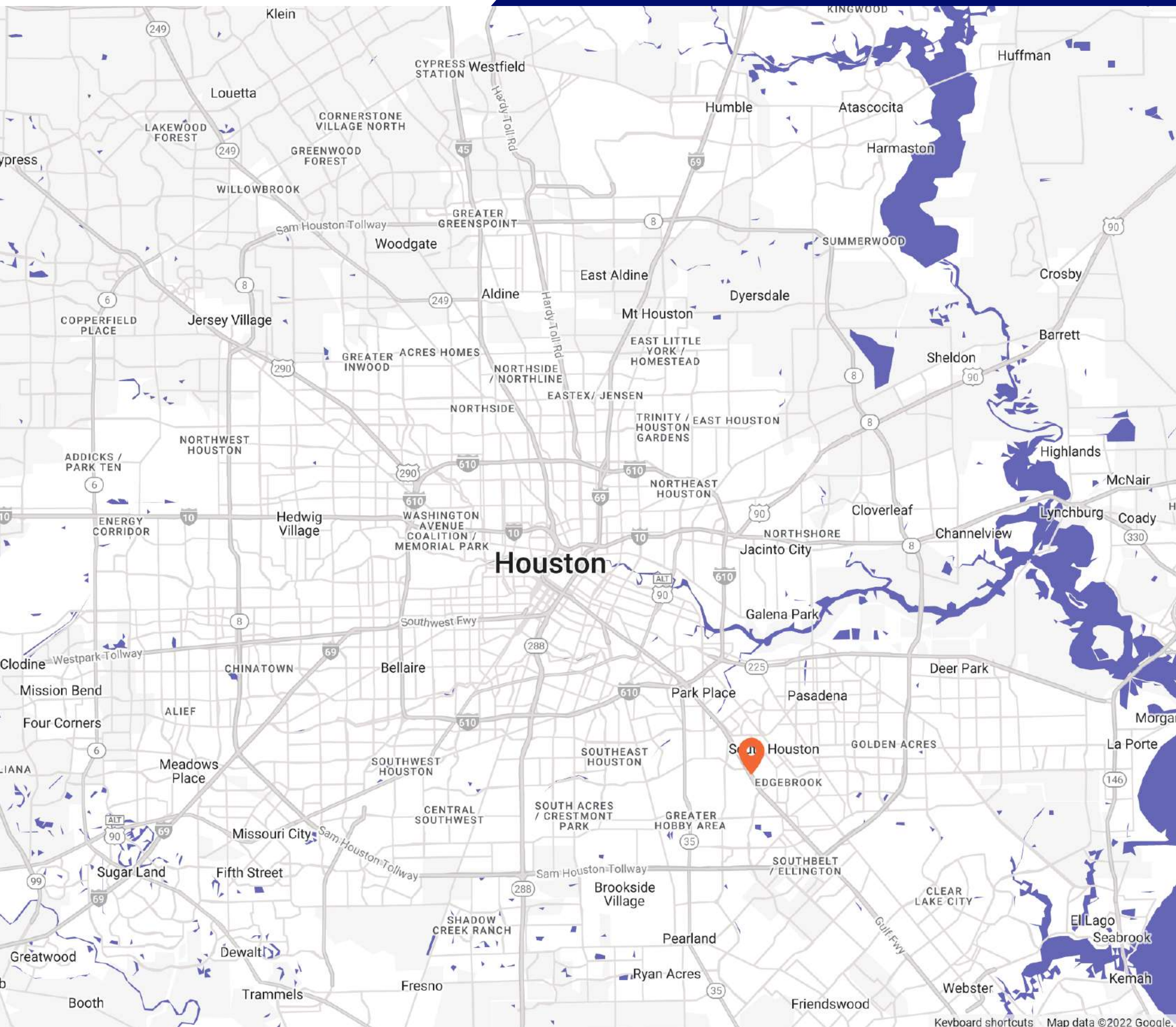
FARID@APEXREALTORS.COM



FOR LEASE

9805
GULF FWY

HOUSTON, TX 77034



AVAILABLE SPACE

Type	Size	Price	Service Type
Retail	1,000 sqft	\$30 psf/yr	Triple Nets

DEMOGRAPHICS

	1 mile	3 mile
Population	12,908	137,369
Households	3,831	41,998
Median Age	32.50	32.30
Growth'21 - '26	↑ 2.30%	↑ 2.70%

INVESTMENT HIGHLIGHTS

Location has great visibility with high traffic counts and lots of potential
Easily accessible with multiple entrances with pylon sign facing I-45 S
Close proximity to strong, national, and regional tenants

TRAFFIC COUNTS

Collection St	Cross St	Traffic Vol	Last Mea	Distance
Easthaven Blvd	Laskey St N	4,120	2018	0.06 mi
Bryant St	Easthaven Blvd E	1,721	2022	0.14 mi
College St	Easthaven Blvd NE	31,070	2022	0.24 mi
Airport Blvd	Mosley Rd W	26,821	2022	0.31 mi
College Ave	Alabama St NE	33,572	2018	0.32 mi
Mosley Rd	Airport Blvd N	6,108	2022	0.32 mi

“AT APEX REALTORS, WE ARE NOT A 9-5,
WE ARE A START TO FINISH BUSINESS”

FARID CHATUR, DESIGNATED BROKER

APEX BROKERAGE LLC

FOR MORE INFORMATION

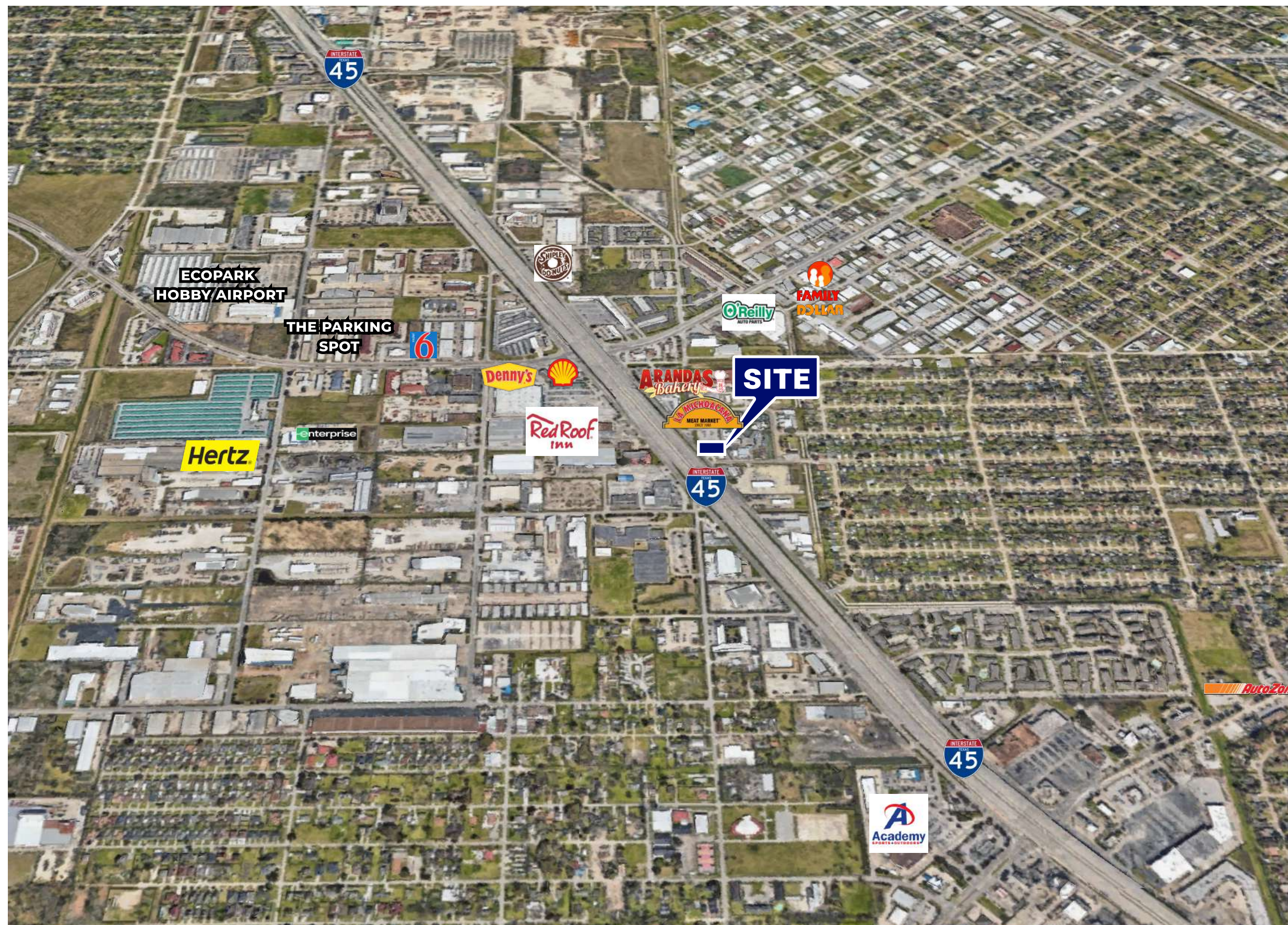
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