



3729 N. Macgregor Way

Houston, TX 77004

(832)-685-2739

FARID CHATUR

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Contact us for more information





PROPERTY OVERVIEW

2 spaces available

- 1) 1000 sqft - inline space. 2nd generation retail space. Perfect for Hair Salon/ Smokeshop/Insurance/Tax or any other retail.
- 2) 2000 sqft - right end cap space - Space is built out for convenience stores. Good fit for a liquor store or convenience store.

An aerial photograph of a commercial property. A red location pin is placed on the roof of a building. A white box in the top left corner contains the text 'PROPERTY HIGHLIGHTS'. The building has signs for 'BEST NAILS SPA' and 'BEST MINIMARKET'. There is a parking lot with several cars and a grassy area with trees.

PROPERTY HIGHLIGHTS

HIGHLIGHTS

- 2 spaces available
- 1) 1000 sqft - inline space - asking \$24 psf gross rent
- Perfect for Hair Salon/Smokeshop/Insurance/Tax or any other retail.
- 2) 2000 sqft - right end cap space - Asking \$18 psf gross rent
- Includes a small kitchen for taqueria or any other food concept.
Good fit for a liquor store or convenience store.

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DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	20.630	173.804
HOUSEHOLDS	6.663	70.263
MEDIAN AGE	31.70	35.70
MEDIAN HH INCOME	\$50.037	\$51.985
DAYTIME EMPLOYEES	4,326	257.528
POPULATION GROWTH '22 - '27	↑ 4.15%	↑ 5.08%
HOUSEHOLD GROWTH '22 - '27	↑ 4.64%	↑ 5.35%

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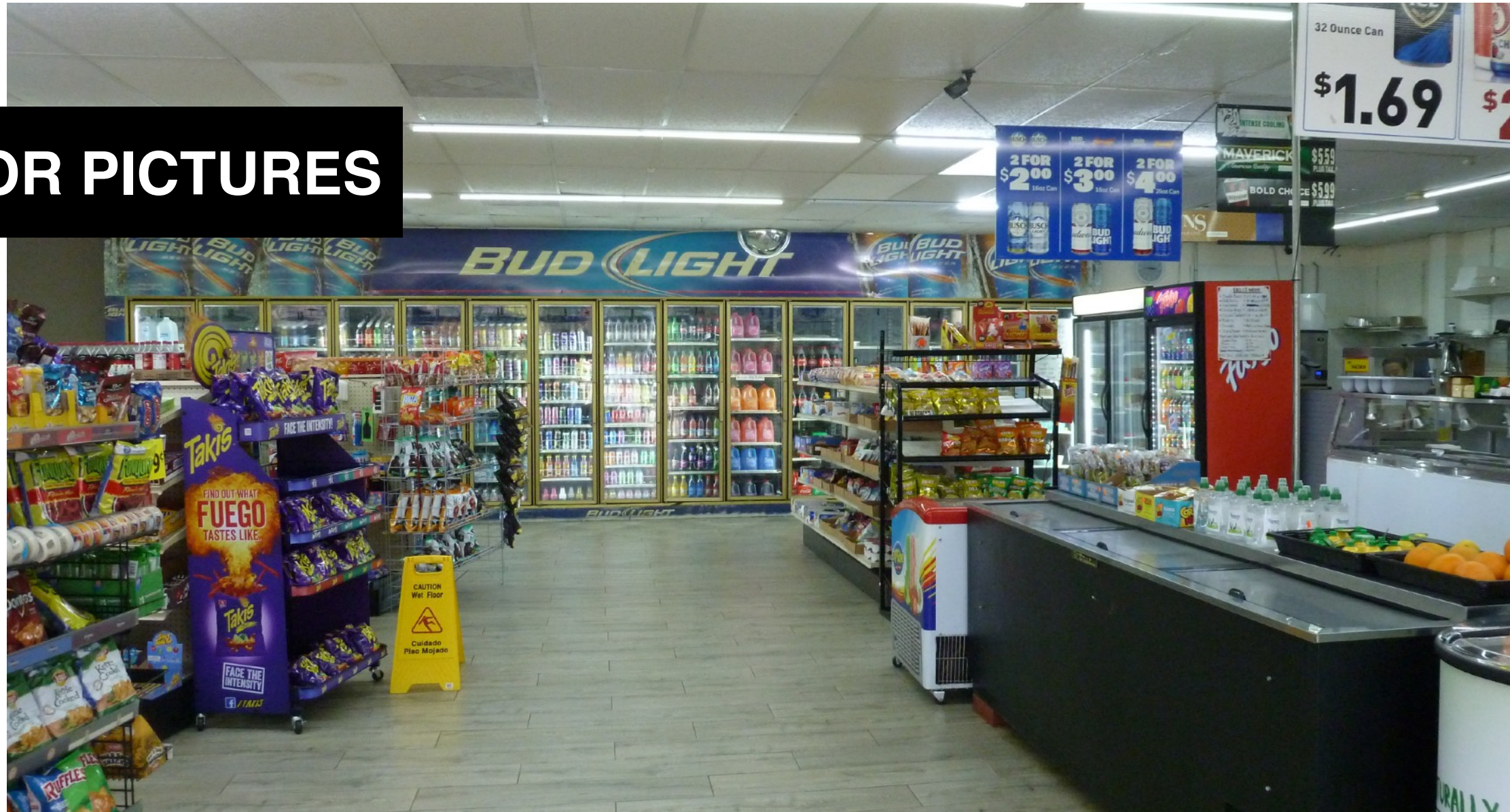


TRAFFIC COUNTS

COLLECTION ST	CROSS ST	TRAFFIC VOL	LAST MEA	DISTANCE
SCOTT STREET	SOUTHMORE BLVD N	22,672	2022	0.04 MI
SCOTT ST	SOUTHMORE BLVD N	23,349	2022	0.04 MI
SOUTHMORE BLVD	GRANTWOOD ST NW	6,027	2022	0.06 MI
SCOTT ST	N MACGREGOR WAY N	25,880	2022	0.08 MI
N MACGREGOR WAY	SCOTT ST SE	8,846	2022	0.11 MI
N MACGREGOR WAY	SCOTT ST W	7,770	2022	0.14 MI
S MACGREGOR	-	5,537	2020	0.19 MI
SOUTHMORE BIVD	TIERWESTER ST NW	4,666	2018	0.20 MI
TIERWESTER ST	OAKDALE ST S	1,700	2022	0.31 MI
CULLEN BLVD	N MACGREGOR WAY S	6,938	2022	0.43 MI

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INDOOR PICTURES



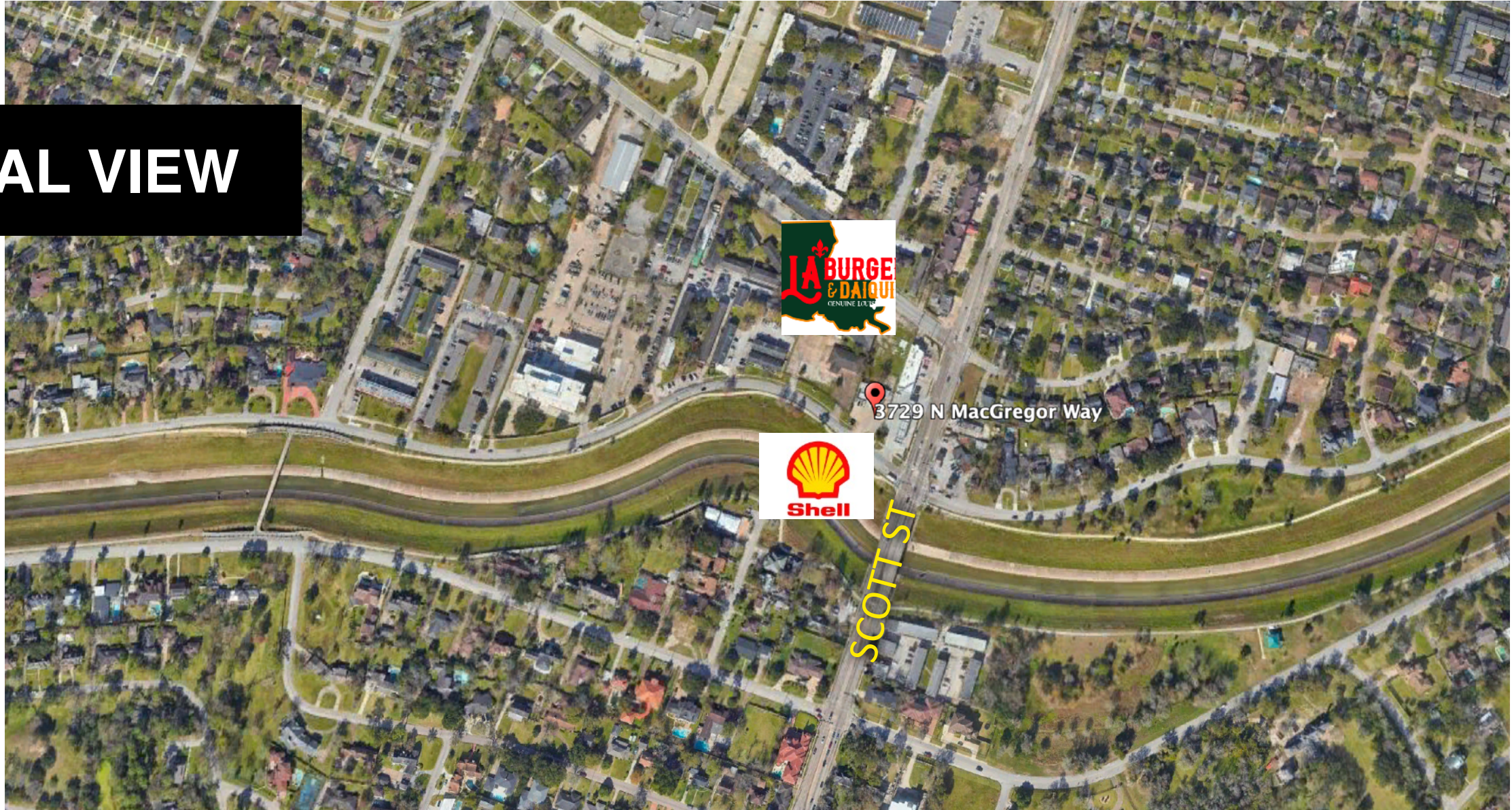
INDOOR PICTURES



INDOOR PICTURES



AERIAL VIEW



SCOTT ST



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