

**RETAIL**

**For Lease**



**FARID CHATUR**

**(832) 685-2739**

**APEXREALTORS.COM**

**@apexrealtors** **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,  
HOUSTON TX, 77056**

## HIGHLIGHTS

- High-visibility storefront on busy Lyons Ave in Houston's historic Fifth Ward.
- Flexible retail space ideal for boutique, service, or neighborhood retail use.
- Corner exposure with dual frontage on Lyons Ave and Shotwell St.
- Ample on-site parking and easy access for both vehicles and pedestrians.
- Surrounded by community anchors and ongoing neighborhood revitalization.

## ABOUT THE PROPERTY

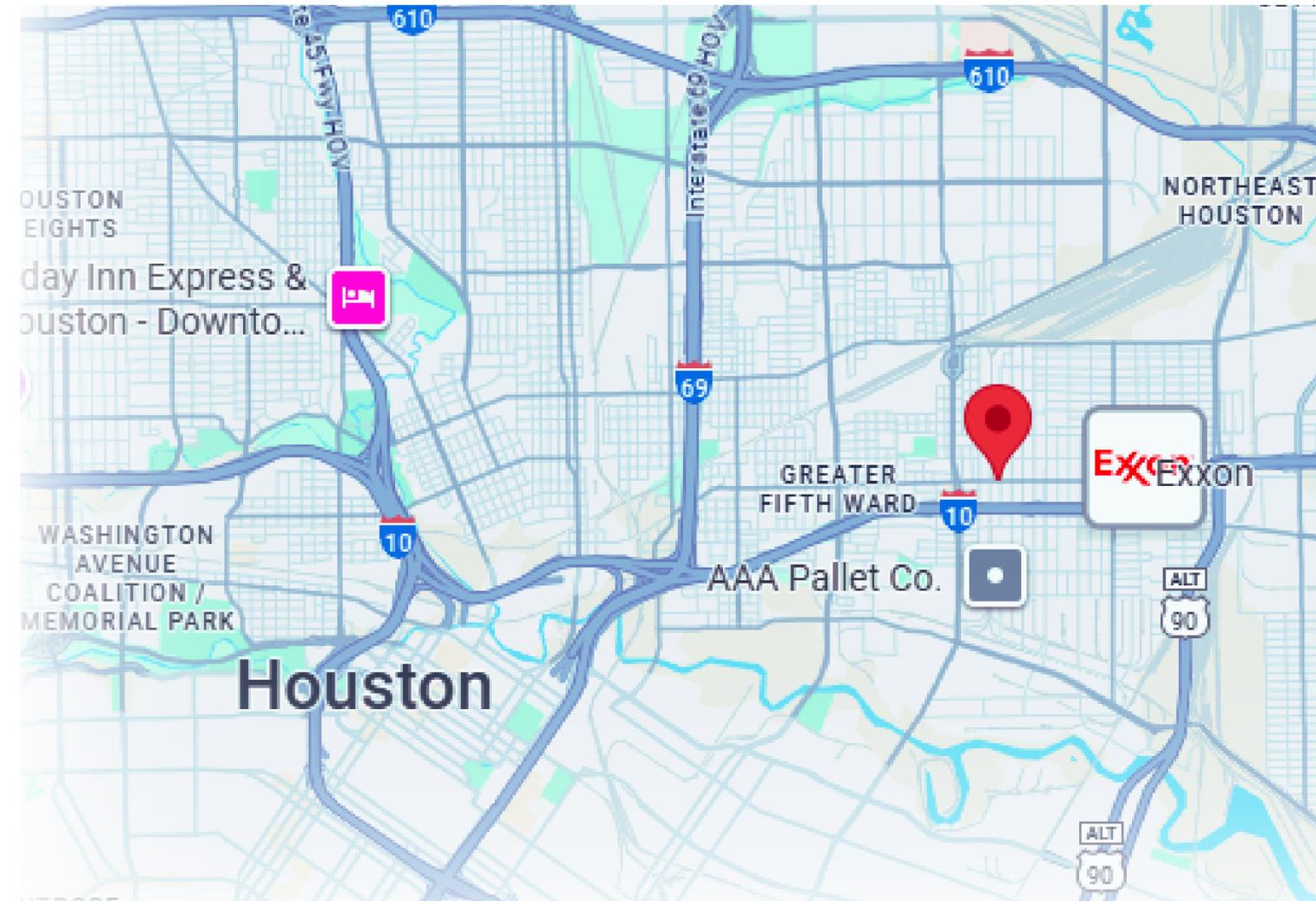
Street-front retail opportunity situated in the heart of the vibrant Fifth Ward, Houston neighborhood. This high-visibility storefront offers an excellent platform for a retail, service, or mixed-use operator seeking to capture the energy of an emerging, walkable community.

With its generous frontage on one of the neighborhood's main corridors (Lyons Avenue), the property draws from both local pedestrian traffic and strong vehicular exposure. It's well-positioned amidst a mix of established retail, community-serving businesses and offers immediate access to the surrounding residential fabric. The neighborhood's character, deeply rooted in Houston's history and now tethering into revitalization, gives this site both "community-first" relevance and growth potential.

Whether you're envisioning a boutique storefront, specialty café, wellness studio, or service-based business, 5811 Lyons Ave gives you a blank canvas with strong fundamentals: curb appeal, street frontage, neighborhood roots, and a marketplace that's hungry for new anchors.

Size: 2,695 SF

Price: Call broker



## TRAFFIC COUNTS

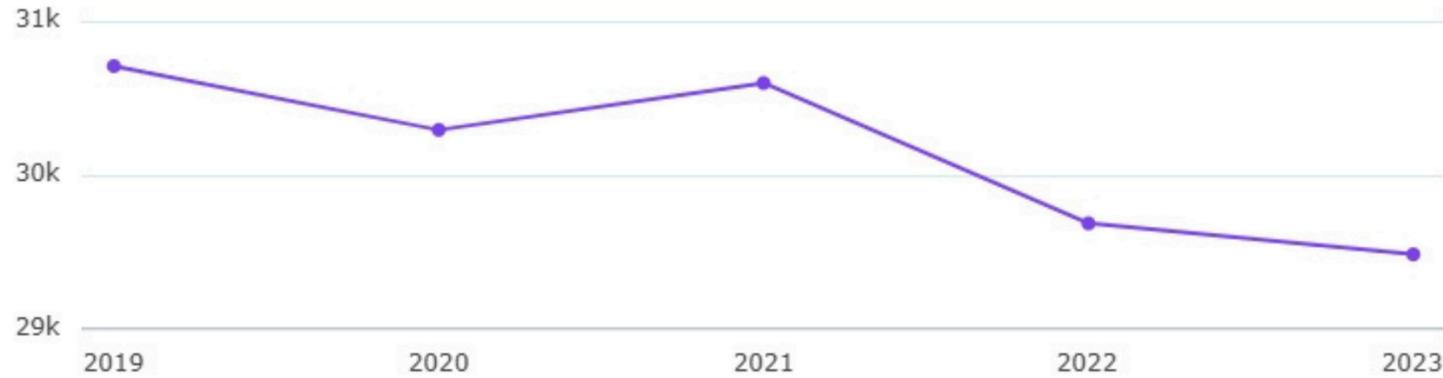
Lyons Ave & E Shotwell St - 10,311

## Population

**29.5k**

0%  
Compared to 29.7k in 2022

↓ 3%  
Compared to 30.7k in 2019

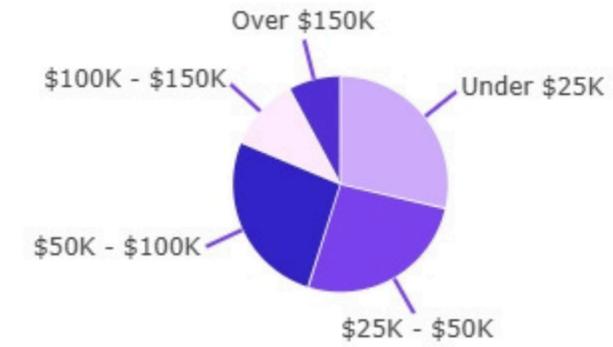


## Household Income

**\$46.2k**  
Median Income

**\$55.5k**  
2028 Estimate

↑ 20%  
Growth Rate

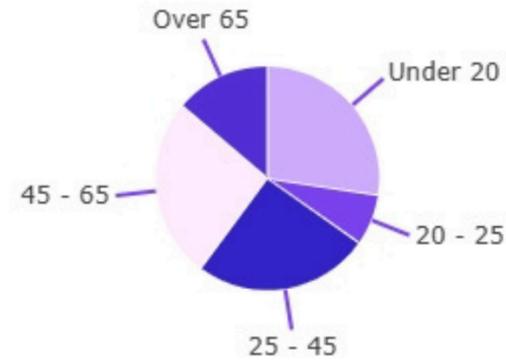


## Age Demographics

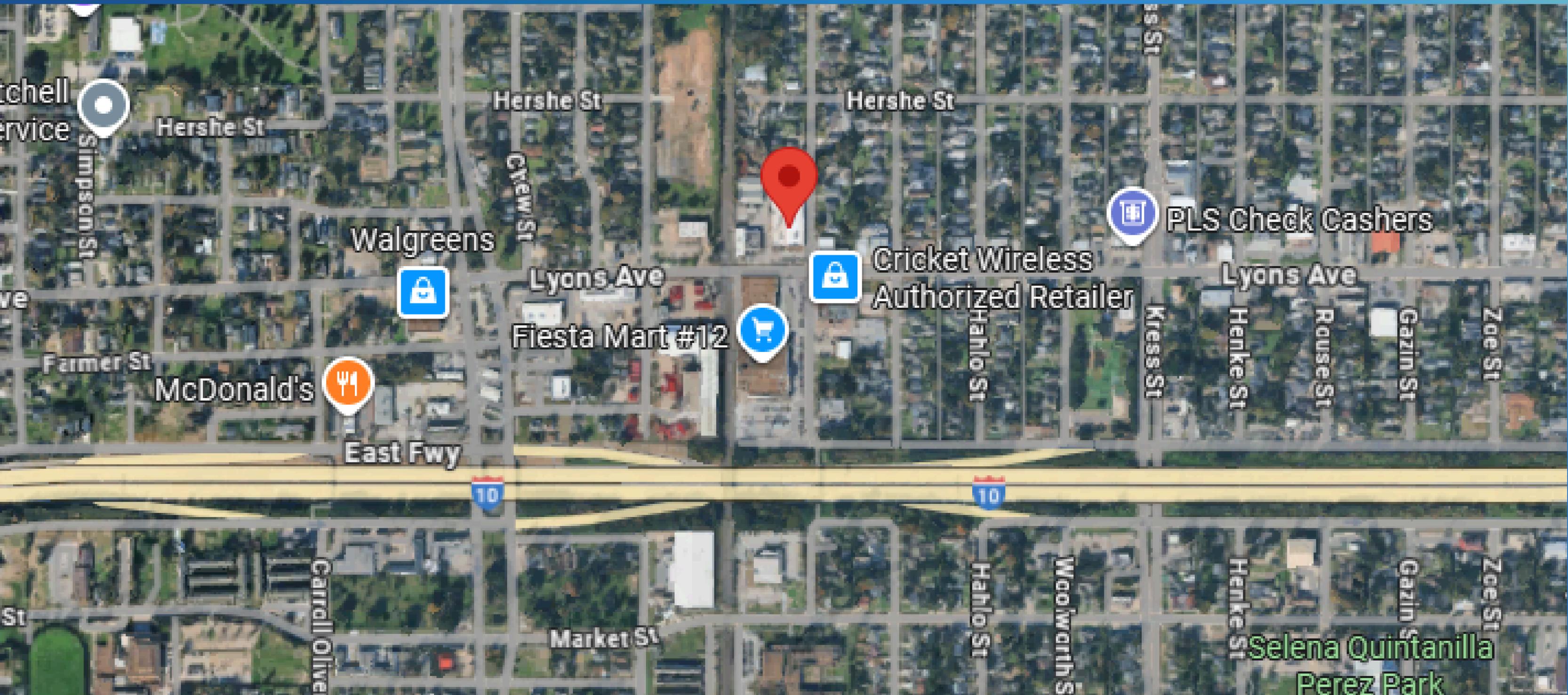
**38**  
Median Age

**39**  
2028 Estimate

↑ 1%  
Growth Rate







**APEX  
REALTORS**

**5811 Lyons Ave  
Houston, TX 77020**



**FARID CHATUR**

**(832) 685-2739**

**APEXREALTORS.COM**

**@apexrealtors** **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,  
HOUSTON TX, 77056**