

**12903 Westheimer Rd,  
Houston Texas 77077**

**BUSINESS  
For Sale**



**Daniel Myers**

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**Contact us for more information**



# Property Highlights

12903 Westheimer Rd,  
Houston Texas 77077

- ✓ 1,800 SF space available on busy Westheimer
- ✓ High traffic location on Westheimer next to the intersection
- ✓ Fully built out with generous parking.
- ✓ Surrounded by retail, restaurants and dense housing.
- ✓ Food truck parking is also available.
- ✓ Established tobacco/ vape store with steady revenue



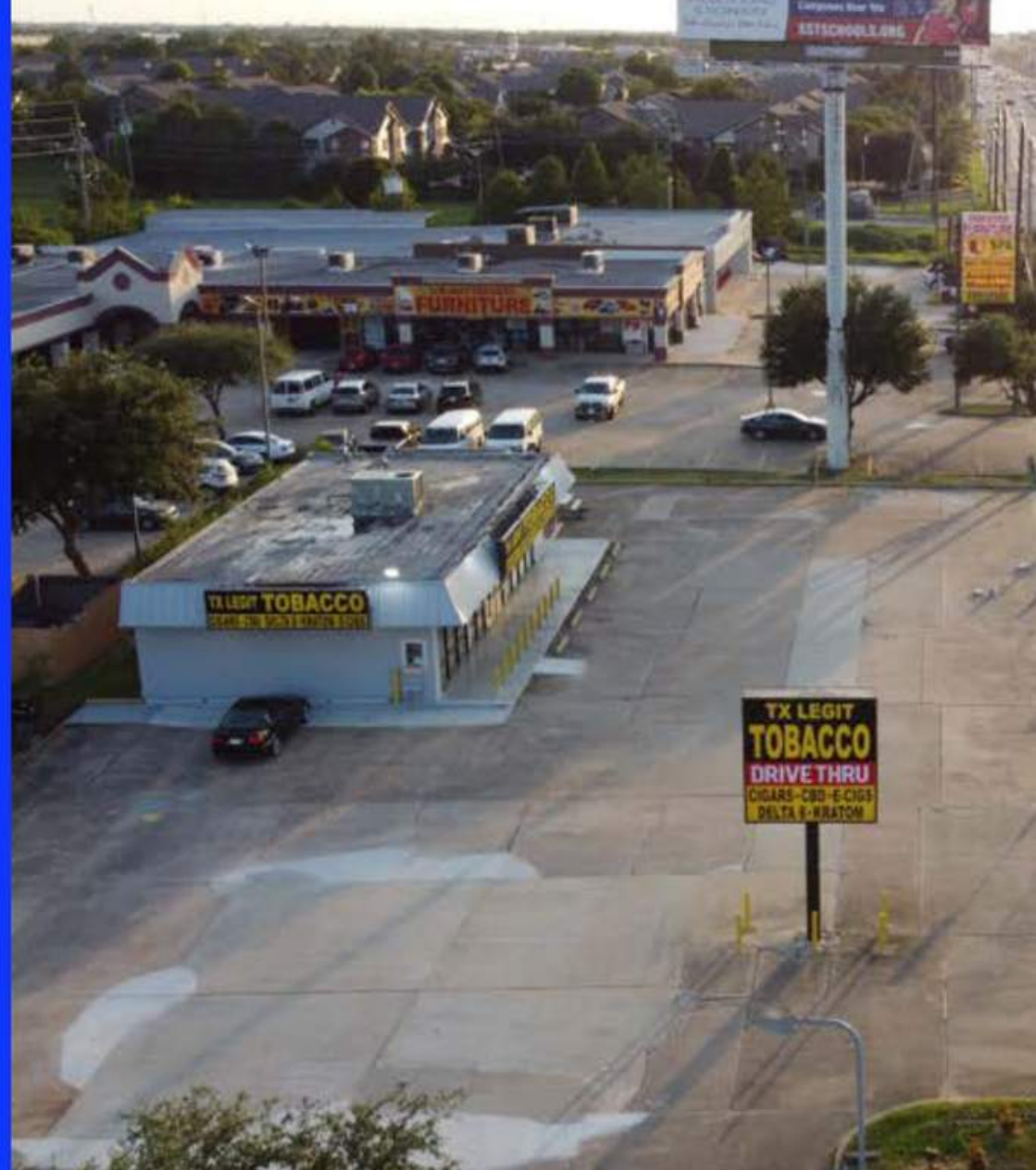


# Demographics

	1 MILE	3 MILES
POPULATION	24.295	170.301
HOUSEHOLDS	10.804	68.813
MEDIAN AGE	37.10	36.60
MEDIAN HH INCOME	\$57.404	\$55,517
DAYTIME EMPLOYEES	7.256	68.216
POPULATION GROWTH '22 - '27	↓ -0.21%	↓ -0.52%
HOUSEHOLD GROWTH '22 - '27	↓ -0.42%	↓ -0.80%

# Traffic Counts

COLLECTION ST	CROSS ST	TRAFFIC VOL	LAST MEA	DISTANCE
BRIARWEST BLVD	BRIARWEST CIR N	5,807	2022	0.09 MI
GENTRYSIDE DR	WICKERSHAM LN N	3,329	2022	0.26 MI
SYNOTT RD	WESTHEIMER RD N	6,350	2022	0.34 MI
WESTHEIMER RD	ASHFORD PKDR	58,389	2022	0.38 MI
SYNOTT RD	MEADOW BRIAR	5,599	2018	0.42 MI
ASHFIELD DR	ASHCLIFT DR N	118	2022	0.44 MI
S DAIRY ASHFORD	WESTHEIMER RD S	32,390	2022	0.50 MI
S DAIRY ASHFORD	ASHFORD MEADOW	26,356	2022	0.50 MI
RICHMOND AVE	SKYPARK DR W	11,878	2022	0.54 MI
RICHMOND AVE	SKYPARK DR W	15,608	2022	0.55 MI





Kroger

AERIAL VIEW

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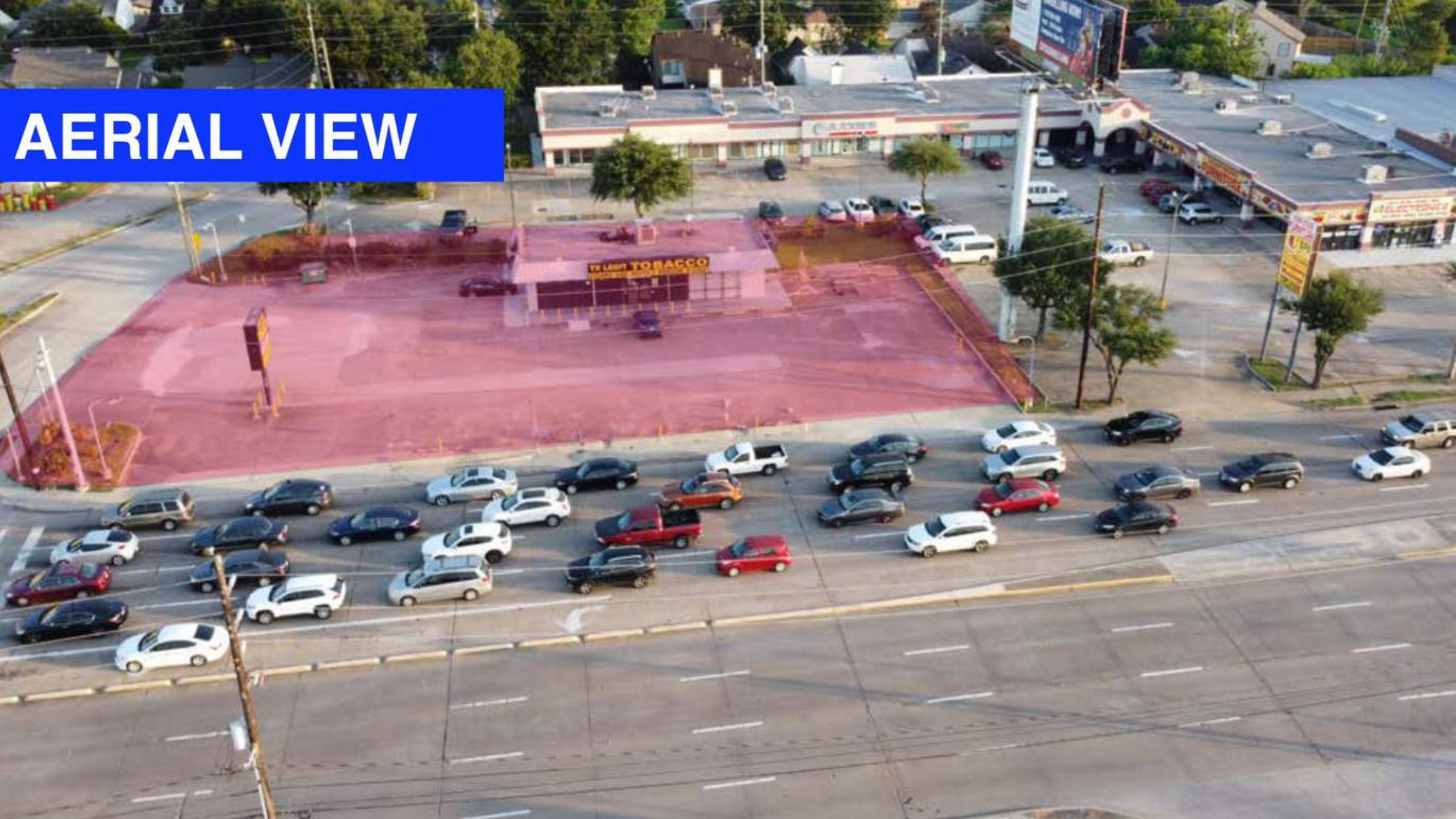
Westheimer Rd

Phoenicia  
Specialty Foods



H-E-B

**AERIAL VIEW**



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