

**RETAIL**

**For Lease**



**FARID CHATUR**

**(832) 685-2739**

**APEXREALTORS.COM**

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

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

**SIZE**

SF 6,300

**RENT**

Call Broker for pricing

**HIGHLIGHTS**

- Great Visibility.
- Surrounded by a Variety of Thriving Businesses
- Stand Alone Building.
- Texas Ave Frontage.
- Pylon Sign

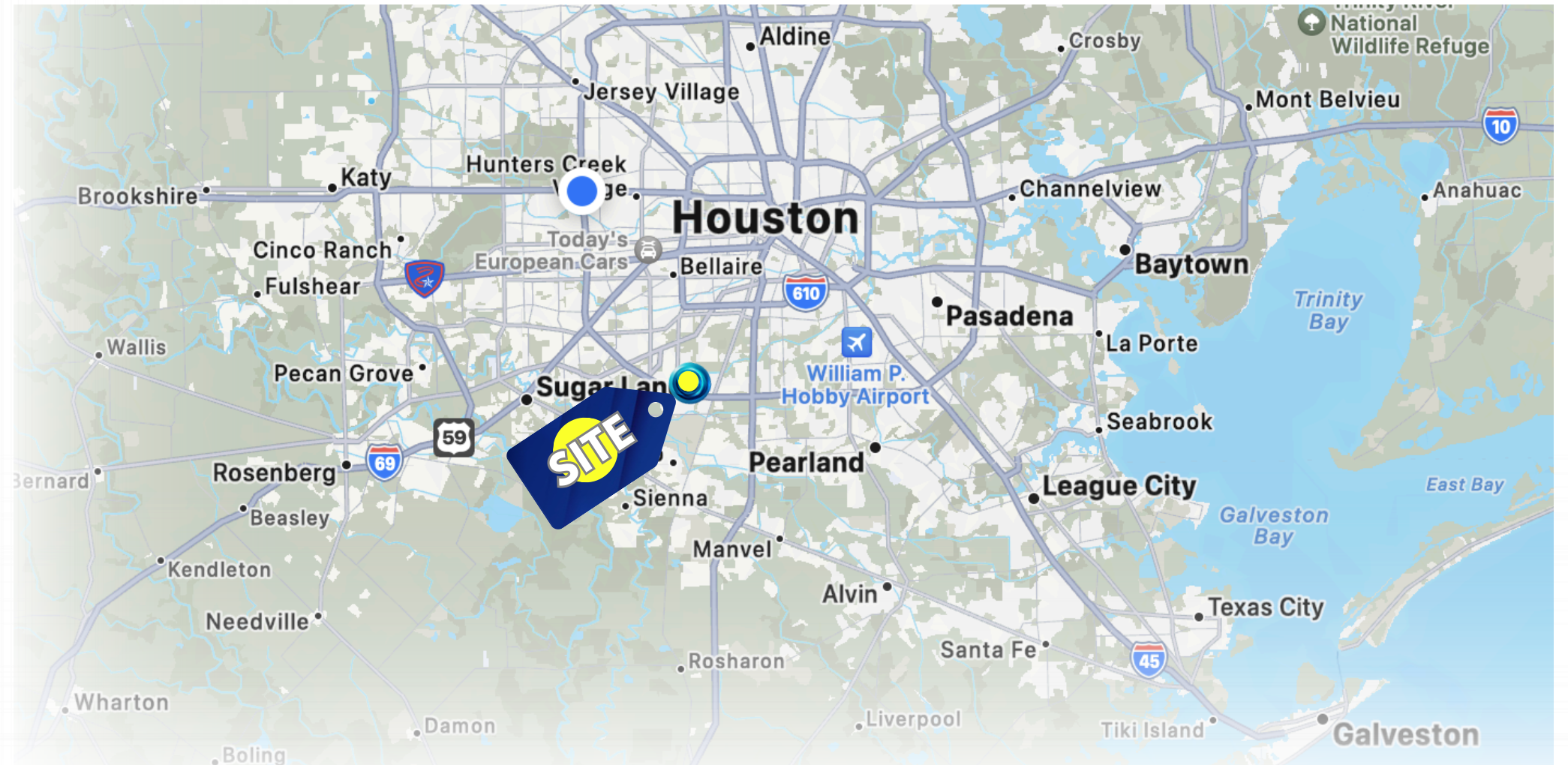
**TRAFFIC COUNTS**

W Fuqua St Hiram Clarke Rd W 17,907 VPD

Hiram Clarke Rd W Fuqua St S 13,587 VPD

Hiram Clarke Rd W Fuqua St N 10,181 VPD

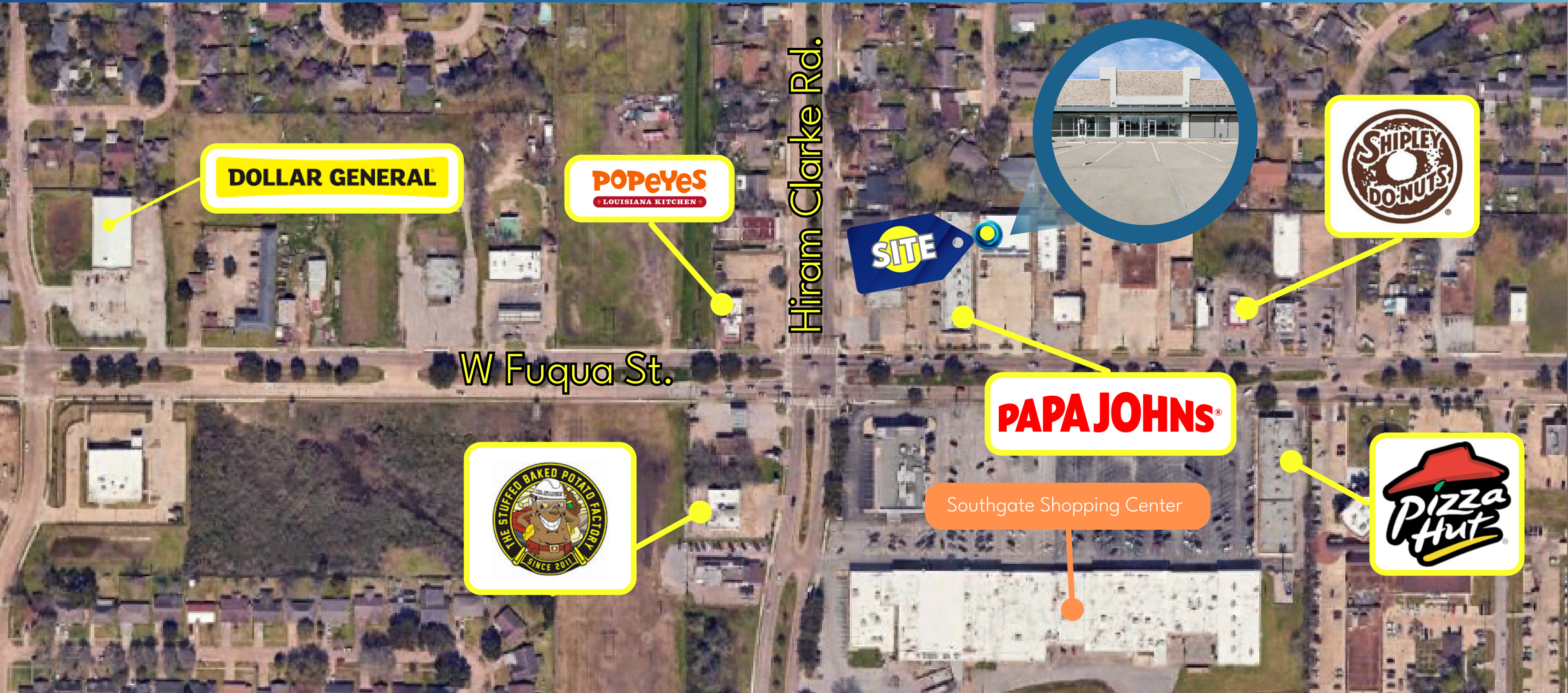
Tiffany Dr Castlereagh Dr W 512 VPD



**DEMOGRAPHICS**

	<b>1 mile</b>	<b>3 mile</b>
Population	13,533	94,045
Median HH Income	\$50,675	\$60,305
Population Growth '24-'29	↑ 1.39%	↑ 6.45%

Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are encouraged to verify all details independently.



**DOLLAR GENERAL**

**POPEYES**  
LOUISIANA KITCHEN

**SITE**



**SHIPLEY  
DO-NUTS**

W Fuqua St.

Hiram Clarke Rd.

**PAPA JOHNS**

**THE STUFFED BAKED POTATO FACTORY**  
SINCE 2011

Southgate Shopping Center

**Pizza  
Hut**

288



Logos in this block: The Home Depot, Fiesta, Frenchy's, Joe's Smart Shop, McDonald's, Dollar General, Popeyes Louisiana Kitchen, Papa John's, Pizza Hut, Shipley Donuts.

Logos in this block: Amazon, CubeSmart self storage, Starbucks Coffee, McDonald's, Bombshells Restaurant & Bar, Whataburger.

Sam Houston Tollway (Toll Road)

Logos in this block: Arby's, Cracker Barrel, Chick-fil-A, Walmart Supercenter, The Home Depot, Hobby Lobby, Target.



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