

**COMMERCIAL**

**For LEASE**



**FARID CHATUR**

**(832) 685-2739**

**APEXREALTORS.COM**

**@apexrealtors farid@apexrealtors.com**

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

**SIZE**

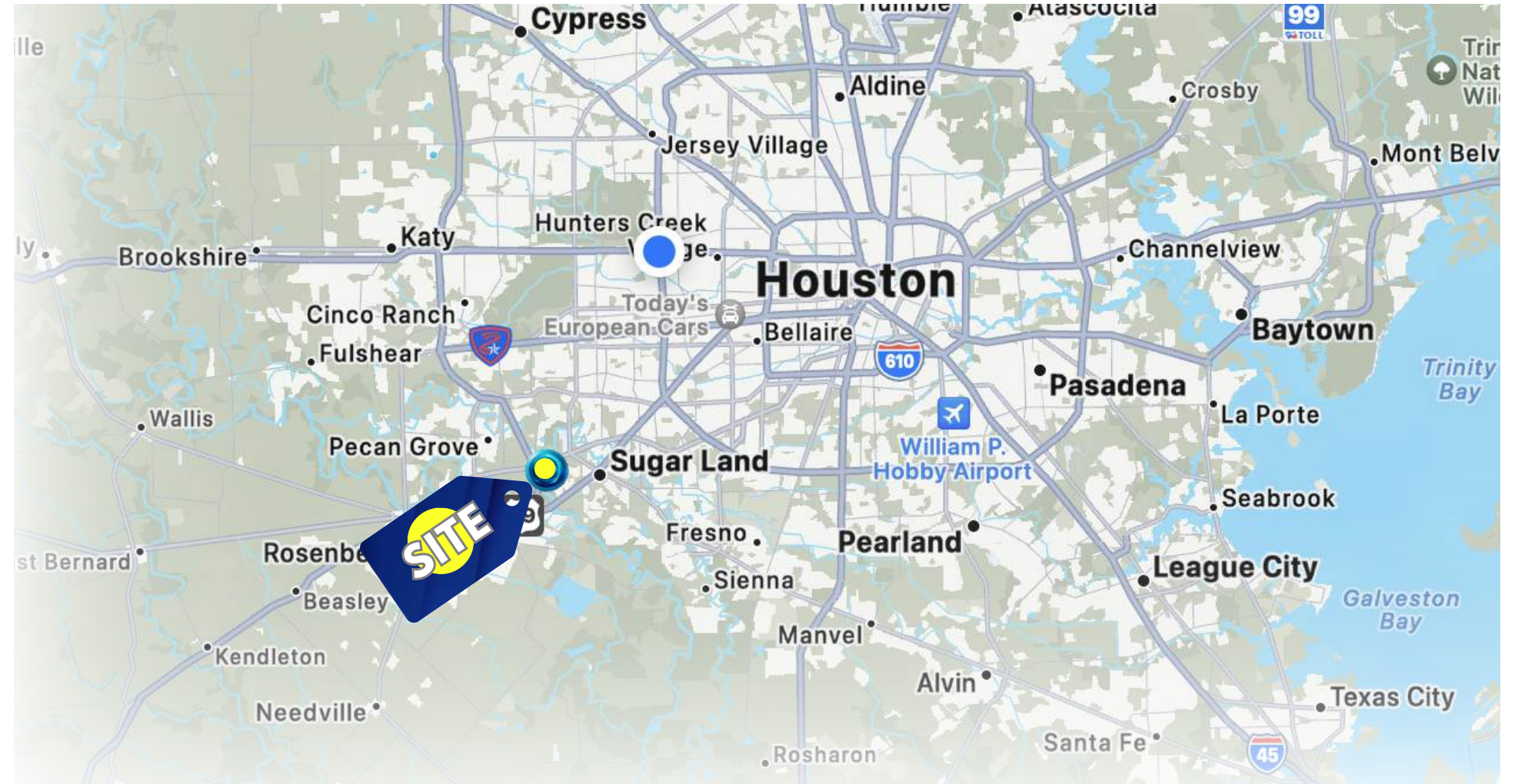
1450 SF

**PRICE**

Call broker for pricing

**HIGHLIGHTS**

- Located in-line with other retail Fully Built-Out as Standard Retail Space Space.
- Excellent Condition.
- Easy access to Highway 59, Beltway 8, and key Sugar Land corridors



**TRAFFIC COUNTS**

US Highway 90A 56,395 VPD

State Highway 6 52,212 VPD

**DEMOGRAPHICS**

	<b>1 mile</b>	<b>3 mile</b>
Population	4,778	81,542
Median HH Income	\$126,818	\$102,821
Population Growth '24-'29	↑19.42%	↑19.46%



**Qahwah House**  
PREMIUM ORGANIC COFFEE

**WAL★MART**  
SUPERCENTER

**Sam's**  
CLUB

**SITE**

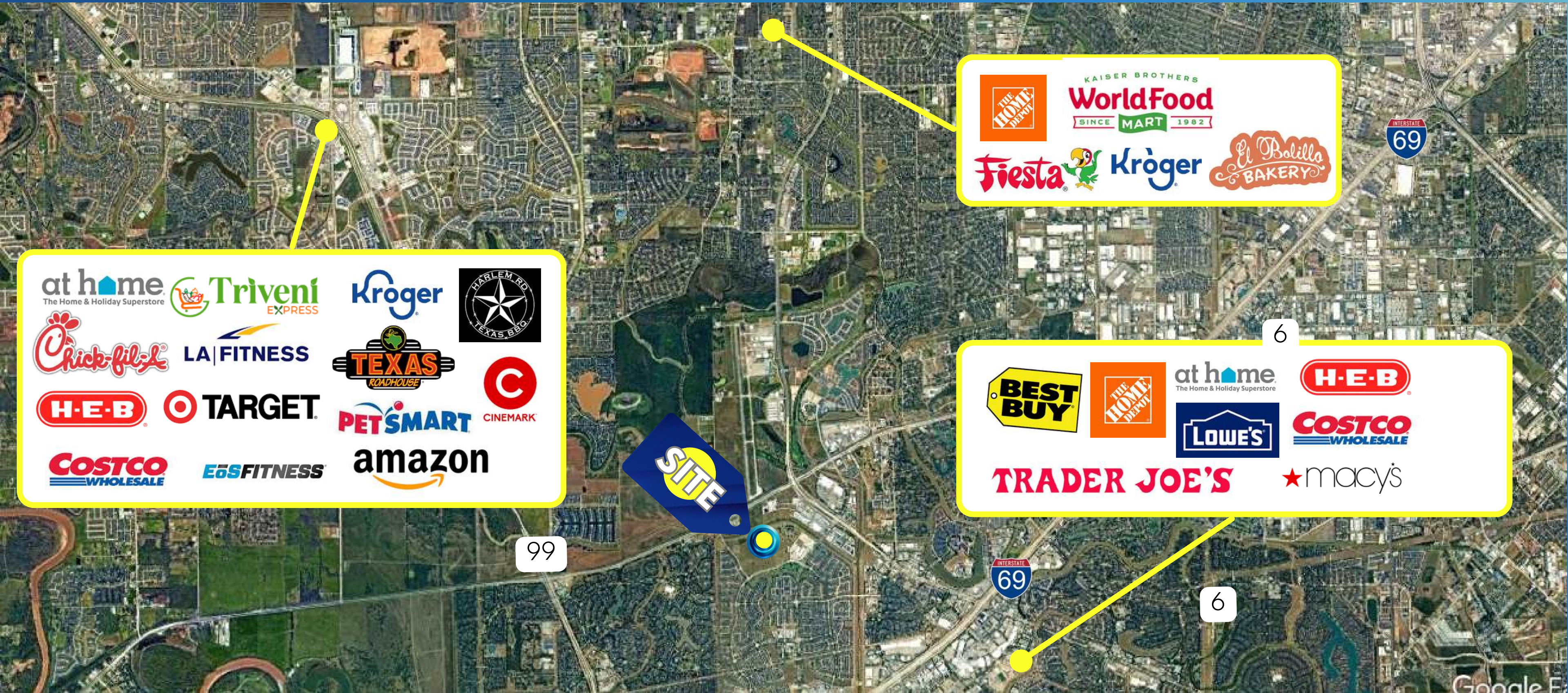


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**CORNELIUS**  
NURSERY

**Chuy's**  
TEX-MEX

**WHATABURGER**



Logos in the top callout box:

- THE HOME DEPOT
- KAISER BROTHERS WorldFood SINCE MART 1982
- Fiesta
- Krøger
- El Bolillo BAKERY

Logos in the bottom-left callout box:

- at home The Home & Holiday Superstore
- Triveni EXPRESS
- Kroger
- Harlem Rd. Texas BBQ
- Chick-fil-z
- LA FITNESS
- TEXAS ROADHOUSE
- H-E-B
- TARGET
- PET SMART
- CINEMARK
- COSTCO WHOLESALE
- EōS FITNESS
- amazon

Logos in the bottom-right callout box:

- BEST BUY
- THE HOME DEPOT
- at home The Home & Holiday Superstore
- H-E-B
- LOWE'S
- COSTCO WHOLESALE
- TRADER JOE'S
- ★ macy's



**APEX  
REALTORS**

**167 Citadel Way,  
Sugar Land, TX 77479**



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