

**RETAIL**

**For Lease**



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

## UNIT SIZE

1000 Sq. Ft. x 2 ( second generation )next to each other so it can be leased out together or separate.

## RATE:

\$25 plus NNN

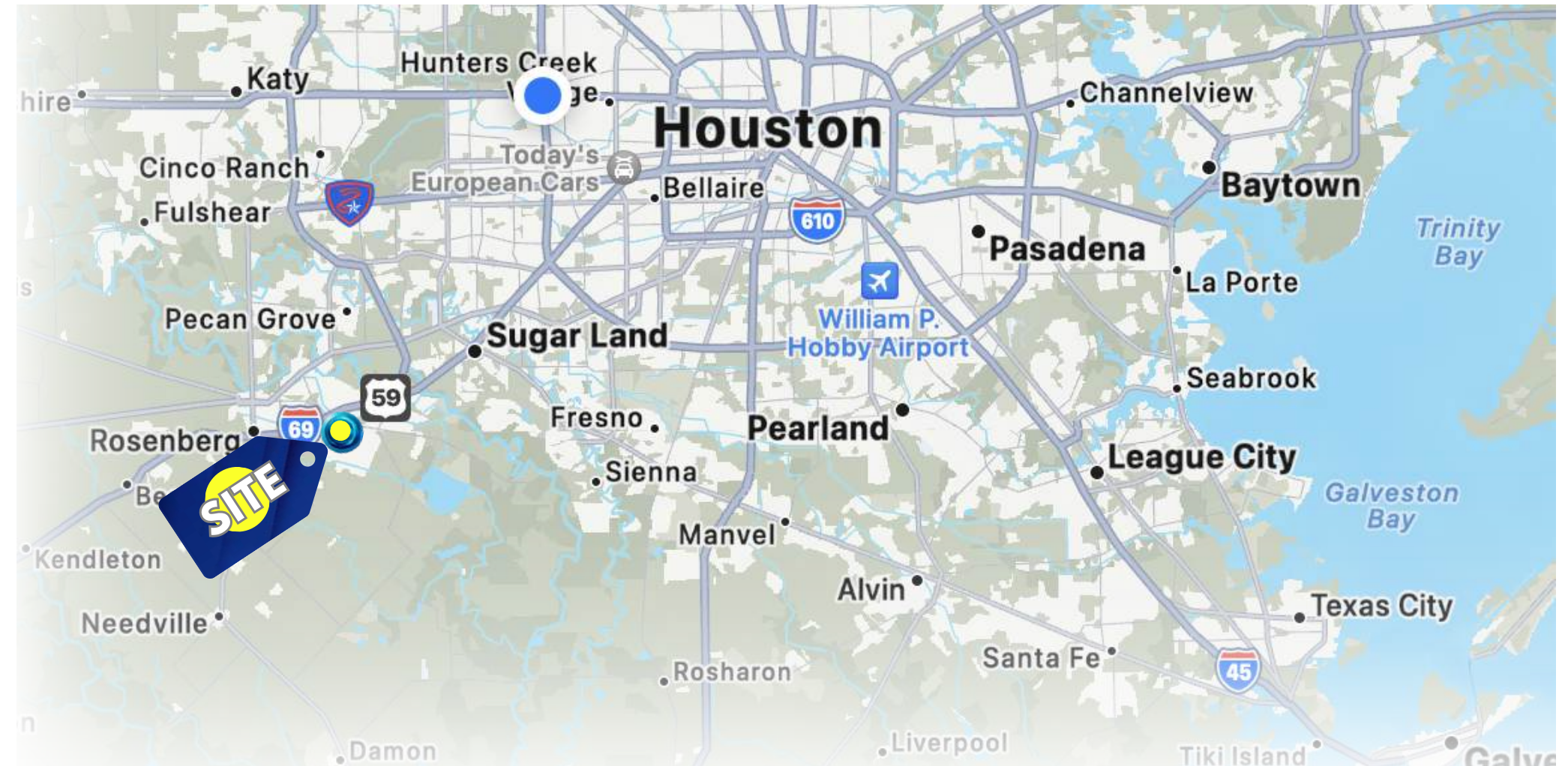
## HIGHLIGHTS

- It is corner space, and another space next to it.
- Grease trap installed.
- Second generation.
- Vacant space in good condition , 1000 Sq. Ft. each or combined 2000 Sq. Ft.

## TRAFFIC COUNTS

Crabb River Rd. 17,270 VPD

FM 762 Rd 12,836 VPD



## DEMOGRAPHICS

Population

Median HH Income

Population Growth '23-'28

**1 mile**

8,789

\$102,597

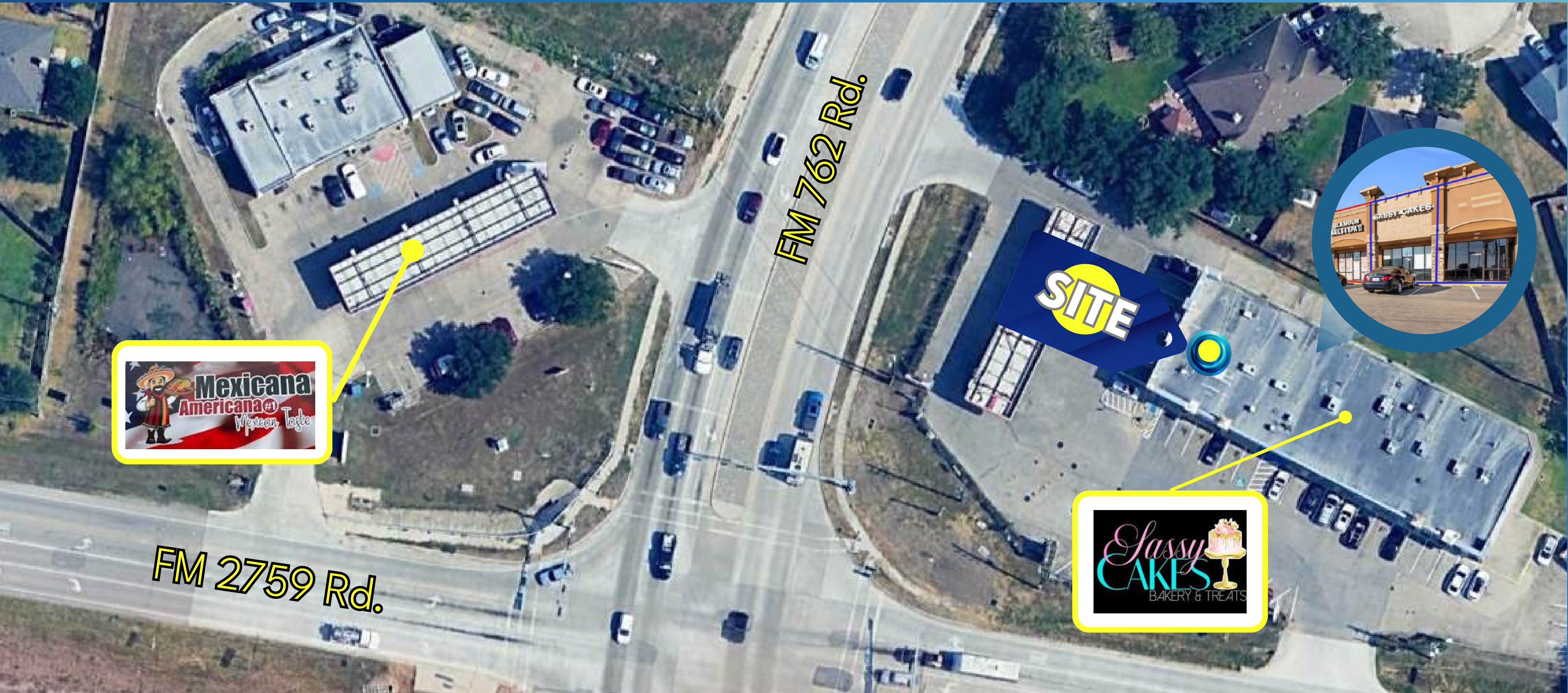
↑19.47%

**3 mile**

58,612

\$111,981

↑20.98%



FM 762 Rd.

FM 2759 Rd.



**SITE**





WAL★MART<sup>®</sup> **Kroger** *Chick-fil-A*  
SUPERCENTER

**H-E-B** **Gillman**  
SINCE 1938  
Honda Houston

**THE HOME DEPOT** **Target** **Cracker Barrel**  
OLD COUNTRY STORE

**H-E-B** **SALTGRASS**  
STEAKHOUSE

*Chick-fil-A* **STERLING McCall**  
TOYOTA

