

**RETAIL**

**For Lease**



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

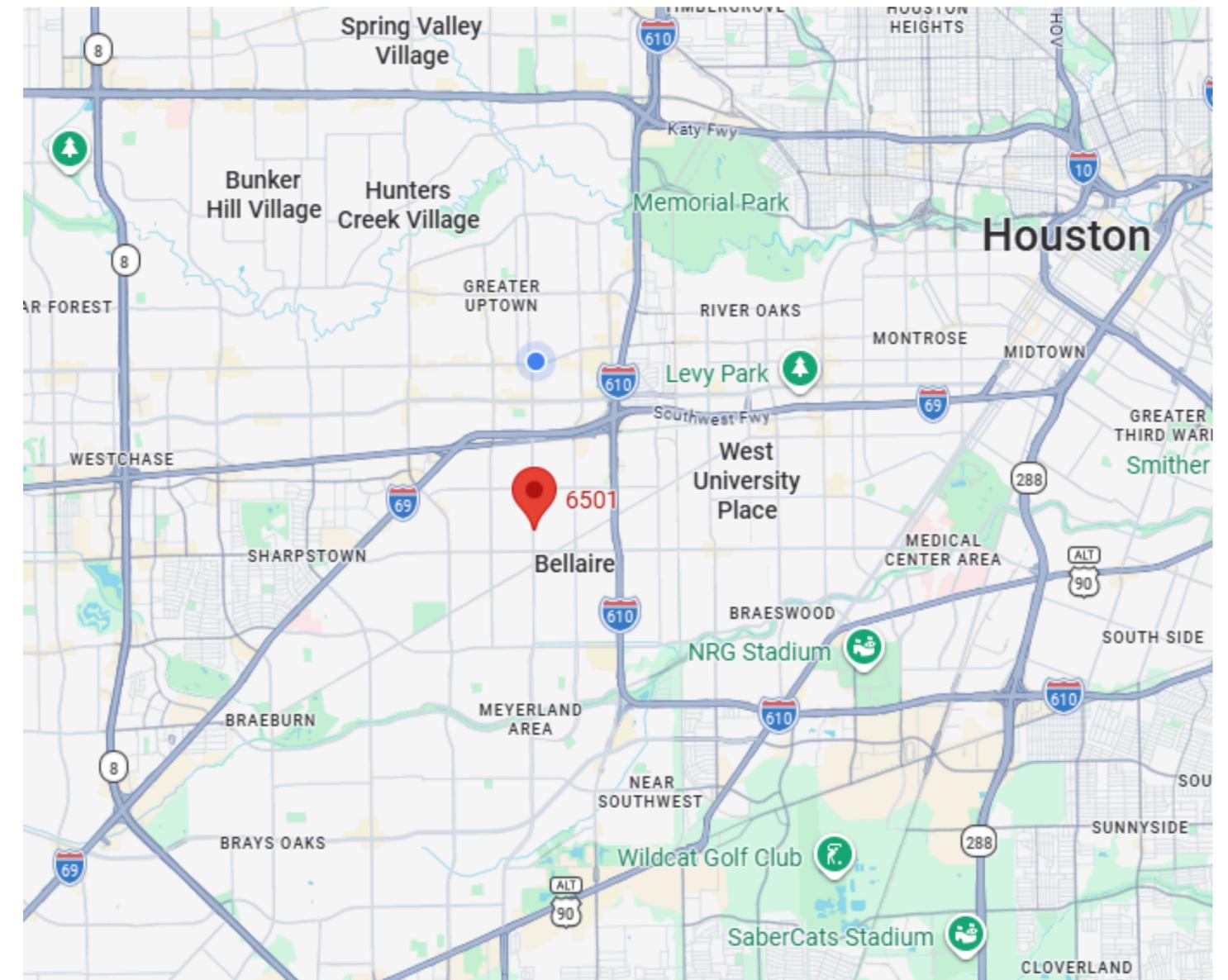
## HIGHLIGHTS

- **Two Available Suites – 2,500 SF Each**
- **Flexible Retail / Office / Service Use**
- **High Visibility Location on Chimney Rock Rd**
- **Gross Lease Structure Available**
- **Modern Build-Out in Suite B**
- **Located in a Dense Residential and Commercial Corridor**
- **Convenient Access to Bellaire Blvd, US-59, and Westpark Tollway**

**Position your business in a well-located retail center at 6501 Chimney Rock Rd in Houston, offering two spacious 2,500 SF suites suitable for a wide variety of retail, service, and office users.**

**The property benefits from excellent visibility along Chimney Rock Road and convenient access to major thoroughfares including Bellaire Blvd, US-59, and the Westpark Tollway, providing easy connectivity throughout Southwest Houston. Each suite offers flexible layout potential and generous square footage, allowing businesses to tailor the space to their operational needs. With surrounding dense residential neighborhoods, established retail centers, and consistent daily traffic, this location provides strong exposure and accessibility for both customers and employees.**

**This is an excellent opportunity for businesses seeking to establish or expand their presence in a high-traffic commercial corridor within one of Houston's most active and diverse submarkets.**



**Suite A – 2,500 SF**

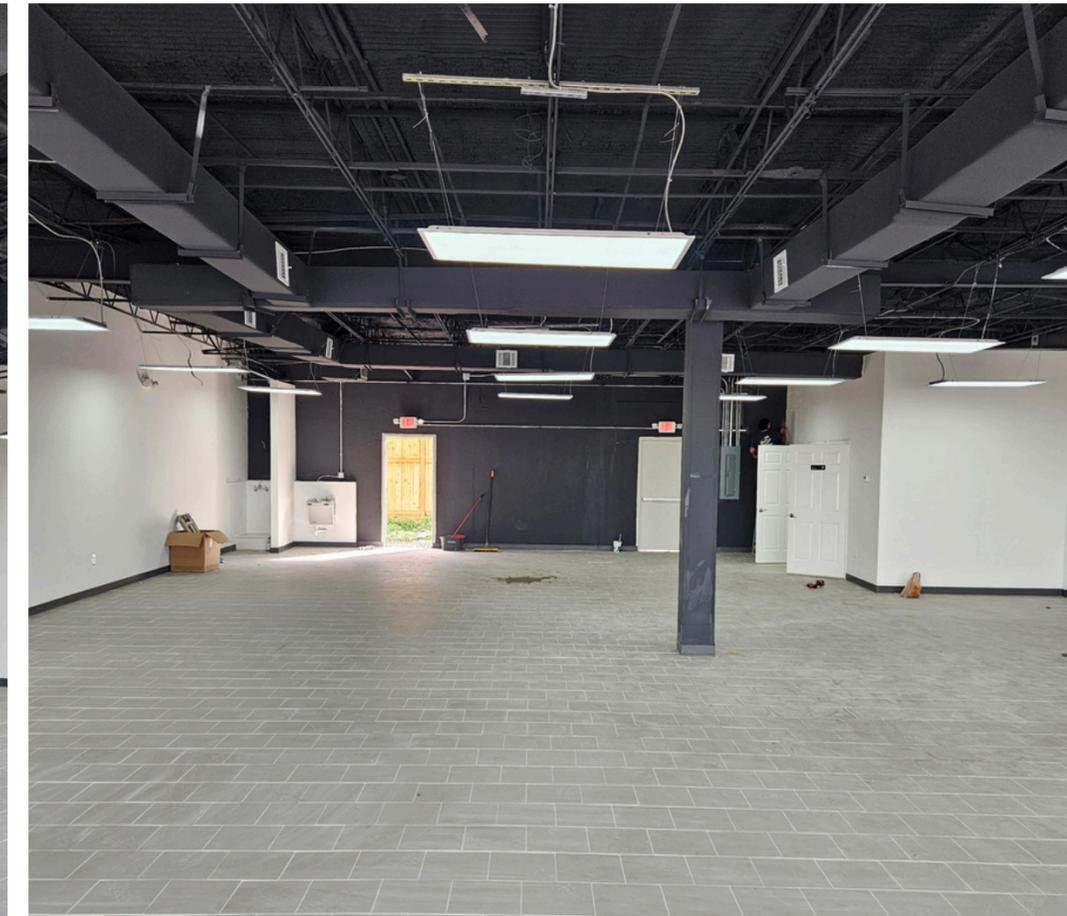
**Condition: Vanilla Box**

**Ideal for tenants seeking a customizable space to build out according to their specific business needs. Perfect for retail, service, office, or specialty concepts.**

**Suite B – 2,500 SF**

**Condition: Move-In Ready Modern Build-Out**

**Modern open-concept layout featuring sleek gray tile flooring, crisp white walls, and stylish black exposed ceilings. The space offers a contemporary aesthetic ideal for retail, showroom, creative office, salon, fitness, or service users.**



6501 Chimney Rock	1 mi	3 mi	5 mi
Population	37,974	239,631	554,439
Median HH Income	\$63,385	\$95,055	\$92,022
Population Median	31.7	35.3	35.9
Households	13,694	101,113	238,363

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Exxon  
manchita  
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Starbucks  
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xfinity  
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MOD PIZZA  
SHIPLEY DO-NUTS  
BURGER KING  
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