

**APEX
REALTORS**

**Commerical
Retail-Center**

**12600 Bissonnet St, Houston,
TX 77099, USA**

RETAIL

For Lease



**Shayan Khan
281-903-6512**

**myrealtor.shayan@gmail.com
www.apexrealtors.com**

**5444 Westheimer Rd #1620
Houston, TX 77056**

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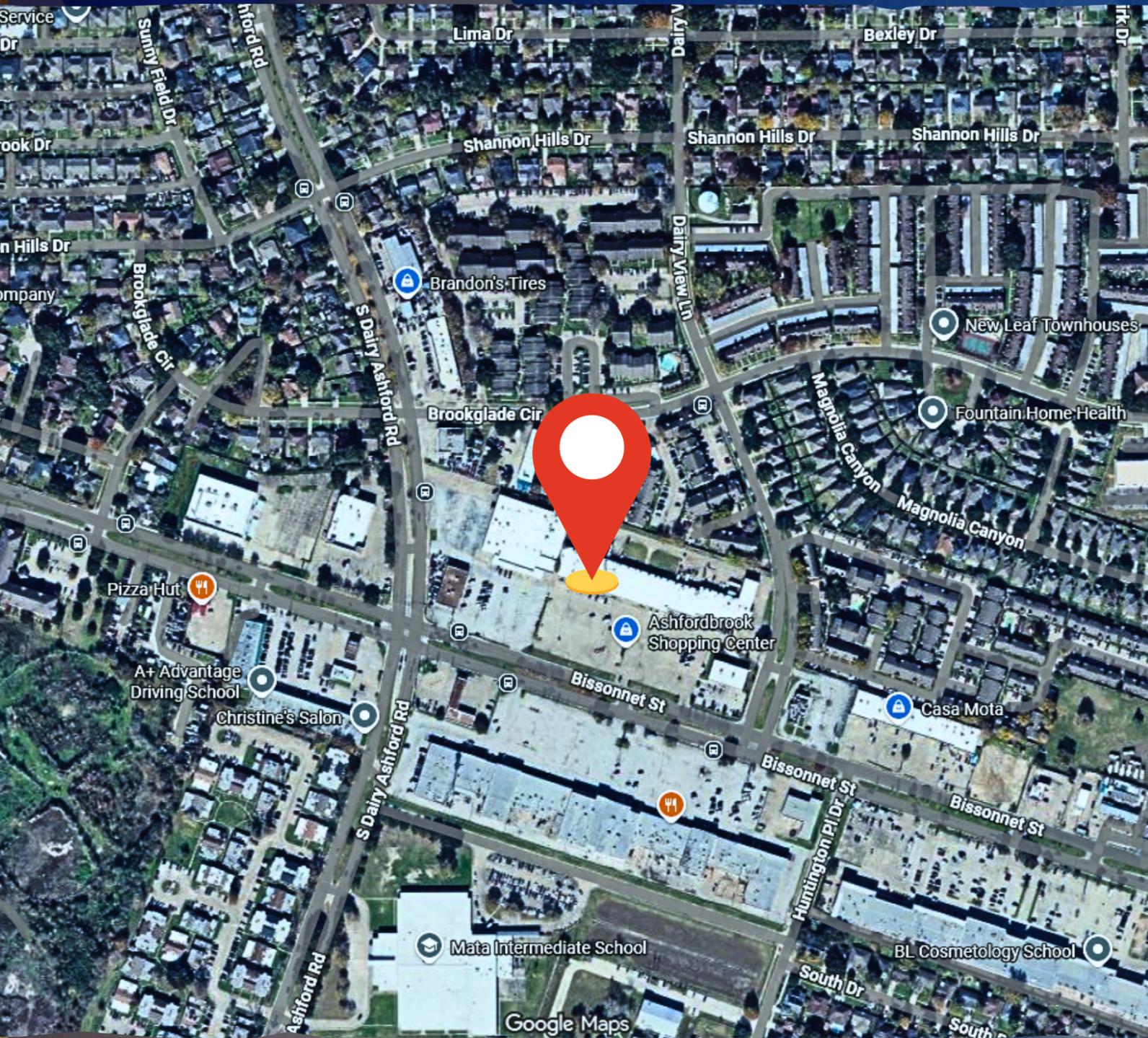


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Prime Retail Opportunity in a High-Density Southwest Houston Corridor

Take advantage of high-quality retail space available in a thriving shopping center. Each suite is designed for immediate occupancy and supports a variety of retail, service, or specialty uses. Situated in the heart of the Alief trade area, the center benefits from daily drive-by traffic, robust surface parking, and proximity to major thoroughfares.

- Prime Bissonnet Frontage – Excellent exposure along a major thoroughfare
- Established Retail Center – Long-standing shopping center with stable tenant mix
- High Daily Traffic Counts – Strong drive-by visibility and signage opportunities
- Ample Parking Ratio – Large surface parking lot for customer convenience
- Flexible Floor Plan – Adaptable layout for retail, beauty supply, medical, daycare, or service use

Highlights:

- Dense Residential Trade Area – Surrounded by established neighborhoods providing c
- Flexible Suite

Sizes: Available spaces include approx.

- 3,700 SF (1st Floor) – Full build-out
- 2,000 SF – Excellent condition
- 1,750 SF – Full build-out
- Competitive Triple Net (NNN) Lease Rates: Approx. \$15.00 – \$17.00/SF/YR
- Turnkey Retail Build-Outs: Open floor plans, existing finishes, and strong storefront visibility
- Ample Parking: Approx. 480 surface parking spaces for tenants and customers
- Signalized Corner Location: High visibility with strong signage potential
- Established Retail Center: Neighborhood shopping destination with long-term tenant mix
- Year Built: 1983 — well maintained property with condition suited for immediate occupancy
- High Ceilings & Utilities: Central HVAC, private restrooms, high ceilings, and recessed lighting for enhanced functionality

Available Space:

Space	Size
1st Floor	3,700 SF
1st Floor, Ste B3a	2,000 SF
1st Floor, Ste C-1	1,750 SF



IDEAL USES

Retail Boutique | Daycare / Learning Center | Wellness and healthcare retail concepts

RETAIL

For Lease

1ST - B3a 2,000SF

1ST 3,700SF

1ST C-1 1,750SF

MEDUSA LOUNGE

**BYBAM
BEAUTY & FASHION
SUPPLY**

A-Z KIDZ DAYCARE

RAC Rent-A-Center

NAILES - NAILES

**DIVINE CONNECTION
CHRISTIAN CENTER**

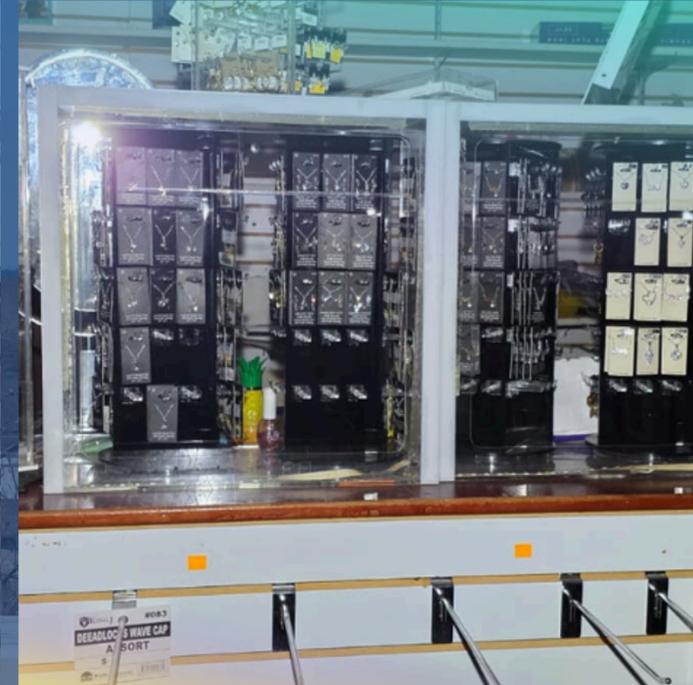
**BREAD TALKS
BAKERY**

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1ST - B3a 2,000SF



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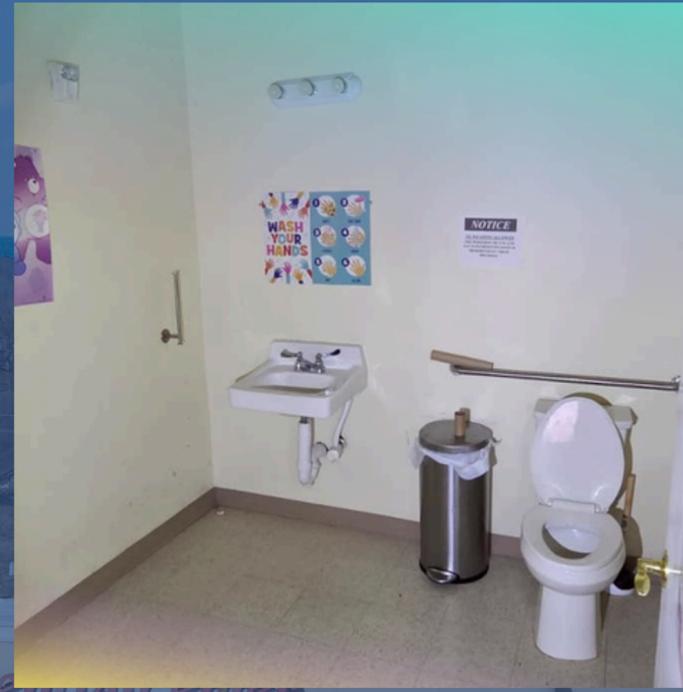
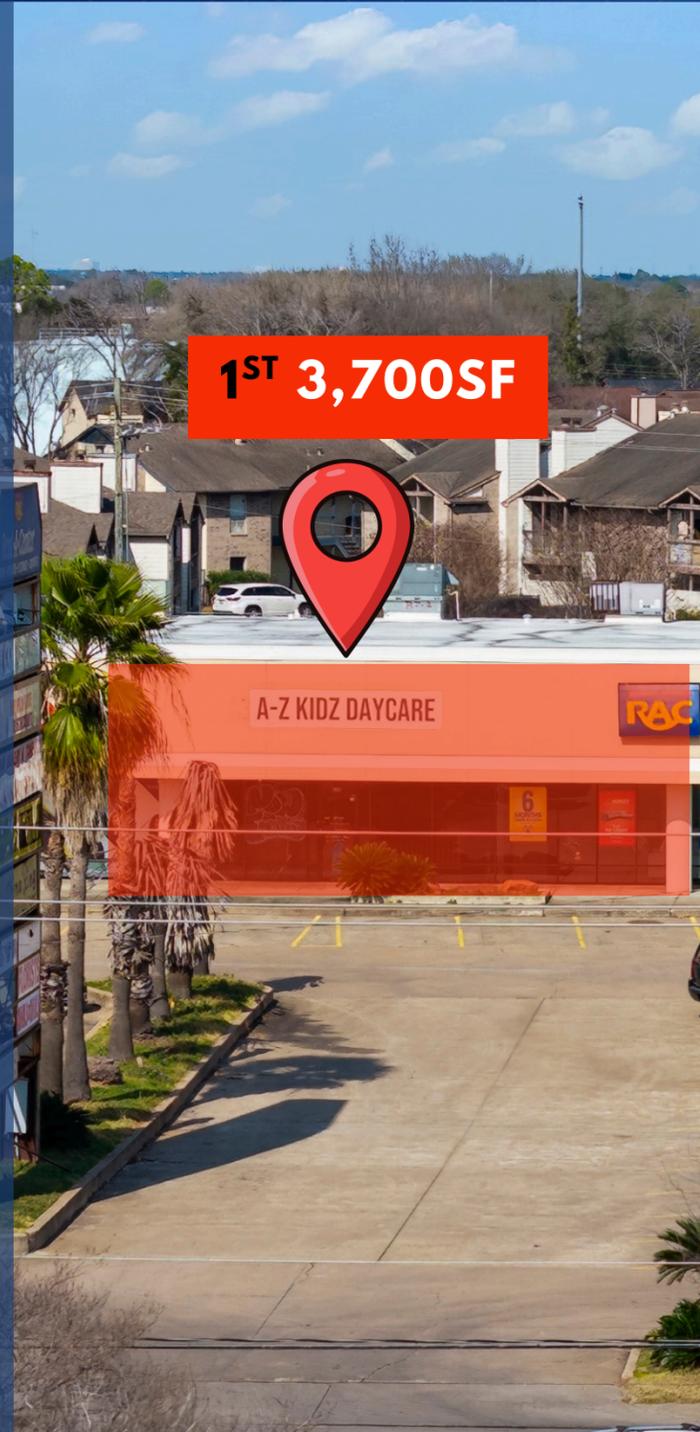
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**BEAUTY SHOP
Inside Retail View**

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Daycare Center





**Inside View with
roll up door**

1ST C-1 1,750SF

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