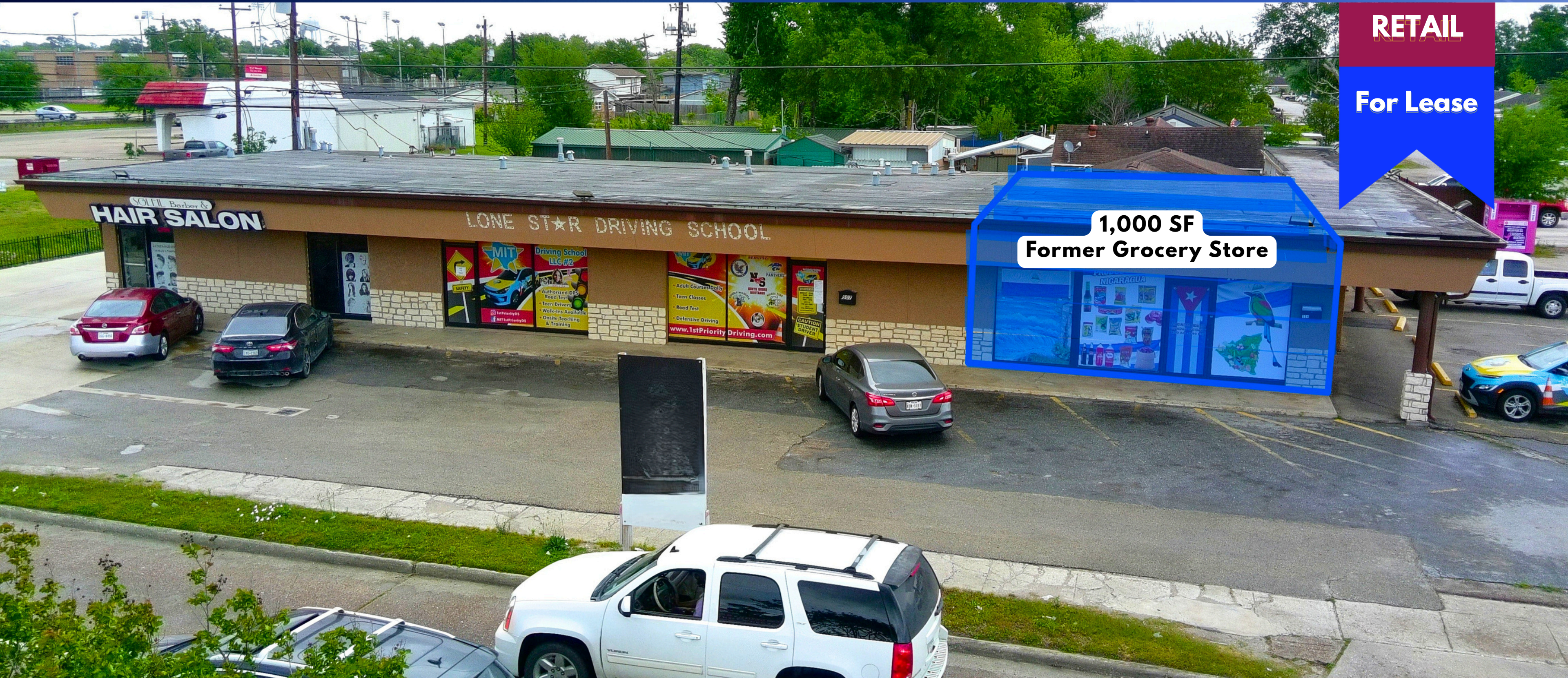


**RETAIL**

**For Lease**



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

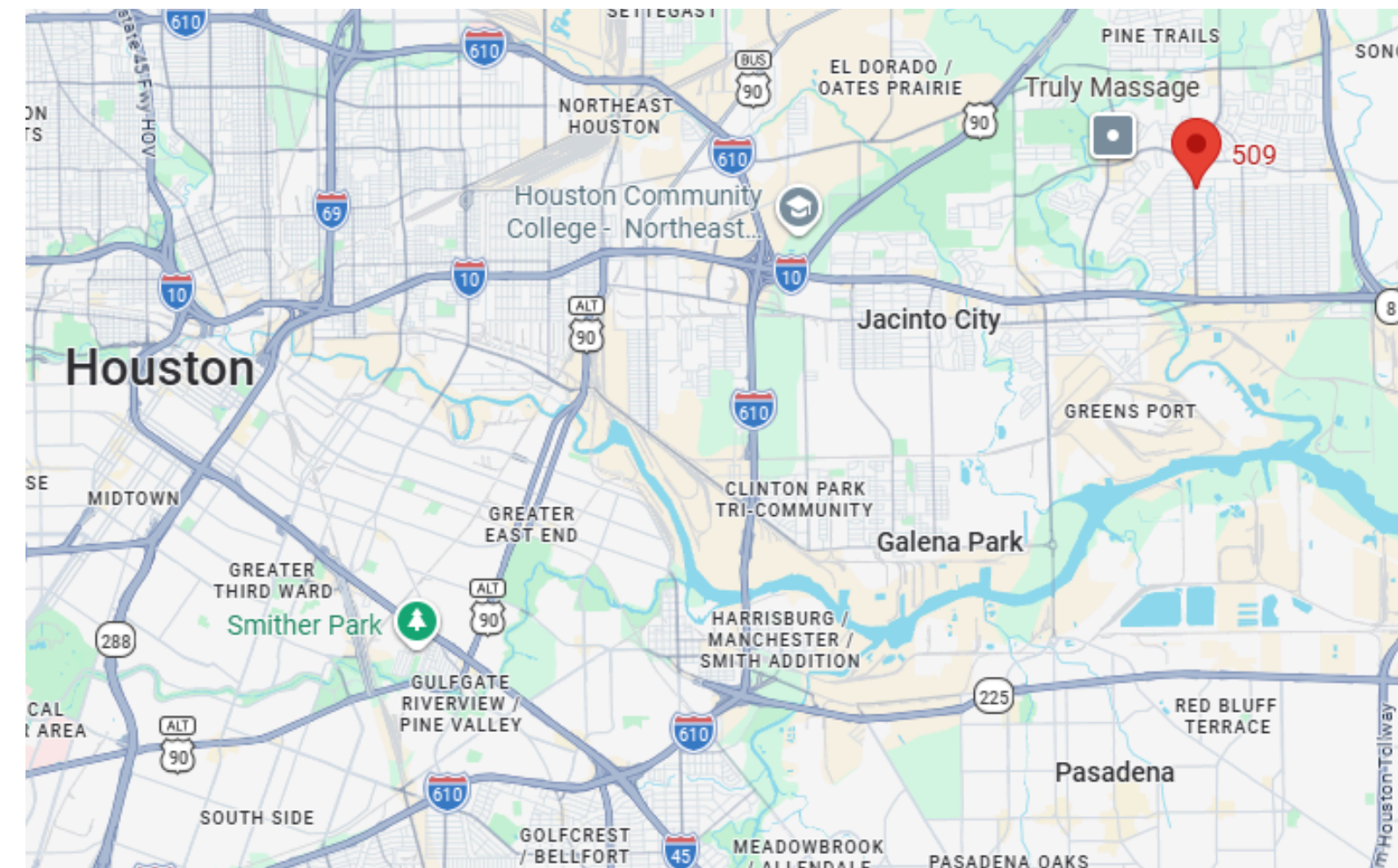
## HIGHLIGHTS:

**PRICE: \$2,500/ Mo**

- 1,000 SF Corner Retail Suite
- Prime Uvalde Road Frontage
- ±12,000 Cars Per Day
- Dense Residential Trade Area
- Near Local High School
- Ideal for Neighborhood Retail
- Established Community Location

## PROPERTY DESCRIPTION:

1,000 SF retail suite available for lease at 509 Uvalde Rd, Houston, TX 77015, located on a visible corner with direct frontage along Uvalde Road. The space was previously operated as a neighborhood grocery store and is in great condition, making it ideal for a variety of small retail or service businesses. Surrounded by dense residential neighborhoods and apartment communities, the property benefits from a strong built-in customer base along with approximately 12,000 cars per day in traffic exposure. The location is also just around the corner from a local high school, providing additional daily activity and visibility. This is an excellent opportunity for businesses looking to establish themselves in a highly populated East Houston trade area with strong neighborhood demand.



DEMOGRAPHICS	1 mi	5 mi	10 mi
Population	26,797	172,808	710,500
Population Median Age	30.8	30.8	32.4
Households	8,966	54,299	236,326
Average HH Income	\$75,417	\$81,020	\$77,947

**IDEAL USE:  
Grocery | Pharmacy | Boutique | Salon | Small Retail |  
Bakery | Coffee Shop | Etc.**



