

**650 W Rankin Rd
Houston, Tx 77067**

For Lease



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PROPERTY HIGHLIGHTS

- ▶ **Retail space for lease**
- ▶ **End cap space**
- ▶ **Rent: \$27 psf/yr plus triple nets**
- ▶ **2900 sf - divisible**
- ▶ **Space is divisible to two 1450 sqft spaces**
- ▶ **Drive thru available**
- ▶ **Perfect for coffee shop, daiquiri, restaurant, fast food, and other food related businesses**



DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	20,932	126,400
HOUSEHOLDS	7,750	41,504
MEDIAN AGE	30.20	30.80
MEDIAN HH INCOME	\$36,757	\$40,610
DAYTIME EMPLOYEES	3,054	44,047
POPULATION GROWTH '22 - '27	↑ 4.86%	↑ 4.50%
HOUSEHOLD GROWTH '22 - '27	↑ 4.90%	↑ 4.60%

TRAFFIC COUNTS

COLLECTION ST	CROSS ST	TRAFFIC VOL	LAST MEA	DISTANCE
Ella Boulevard	W Rankin Rd S	13,345	2022	0.05 mi
Ella Blvd	W Rankin Rd SE	12,432	2022	0.14 mi
Ella Blvd	W Rankin Rd N	3,945	2022	0.14 mi
West Rankin Road	Kuykendahl Rd E	26,247	2022	0.26 mi
W Rankin Rd	Greenlow Dr E	26,189	2022	0.27 mi
W Rankin Rd	Kuykendahl Rd E	26,301	2022	0.31 mi
Kuykendahl Rd	W Rankin Rd S	22,221	2022	0.38 mi
Rushcreek Dr	Kuykendahl Rd Ne	4,968	2022	0.45 mi
Rankin Road	W Rankin Rd W	36,551	2022	0.48 mi
Spears Rd	W Rankin Rd N	2,557	2022	0.48 mi



AERIAL VIEW



NORTH PARK CENTRAL INDUSTRIAL CENTER

SITE

400,000 SF Warehouse

Davis High School

GREENSPPOINT MALL

Conn's HomePlus Distribution

THE HARTWELL Distribution

FMC Technologies

FedEx

Fallbrook Academy

Spears Rd

Spears Rd

Rankin Rd

Gears Rd

FMC Technologies

Honeywell

DATA FOUNDRY

99^{cents}

Burlington

PREMIERE CINEMAS

CED-ATD

UAMC

FITNESS

Mazak

TGS

FMC Technologies

UNITED

UNITED

FMC Technologies

Sysco

APEX REALTORS COMMERCIAL & RESIDENTIAL



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Contact us for more information