

**RETAIL**

**For Lease**



**FARID CHATUR**

**(832) 685-2739**

**APEXREALTORS.COM**

**@apexrealtors** **farid@apexrealtors.com**

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

## UNIT SIZE

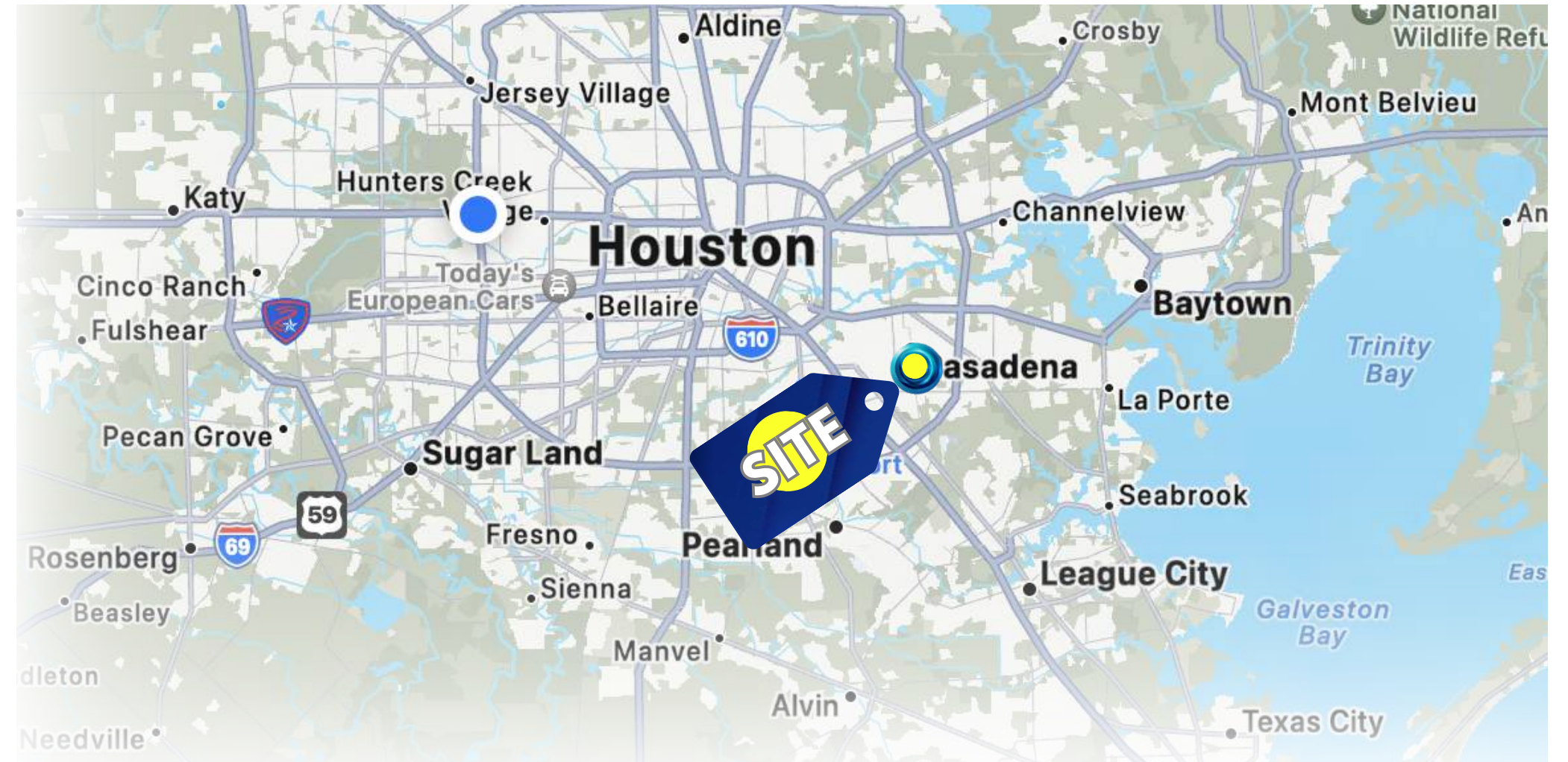
2,160+/-SF

## PRICE

Base Rent \$18 and  
NNN \$3.58

## HIGHLIGHTS

- Recently Remodel.
- Great Exposure.
- Move-in ready.
- Great Food Traffic.
- Vanilla Box.



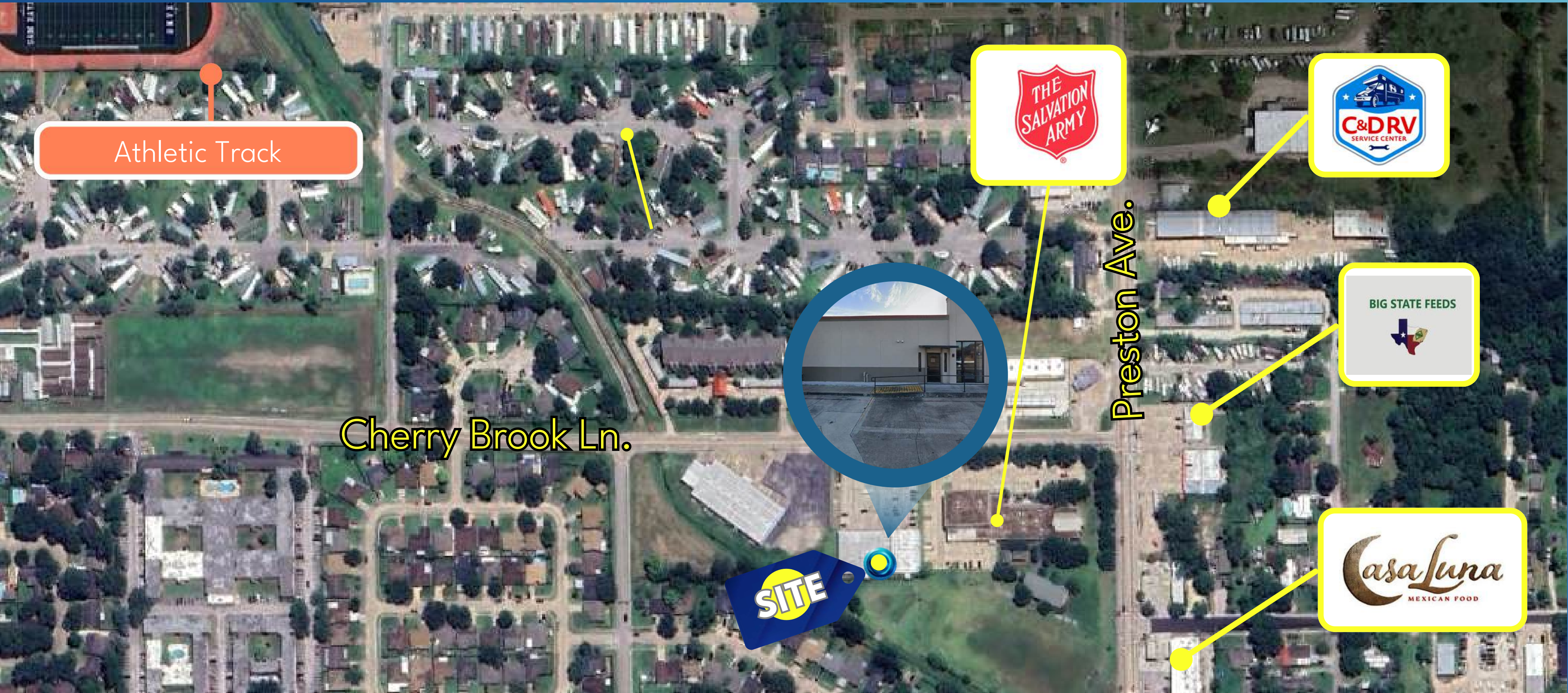
## TRAFFIC COUNTS

Preston Road 23,632 VPD

Preston Ave 22,497 VPD

## DEMOGRAPHICS

	1 mile	3 mile
Population	14,110	140,396
Median HH Income	\$48,144	\$55,803
Population Growth '24-'29	↑ 1.81%	↑ 2.03%



Athletic Track



Preston Ave.

Cherry Brook Ln.





THE HOME DEPOT

SPANKY'S  
HOMEMADE PIZZA & BAR

H-E-B

Denny's

AGUASCALIENTES  
Carniceria Taqueria

LOWE'S

ROSS®

Denny's

McDonald's

Kroger

WAL\*MART®  
SUPERCENTER

Fiesta

MI-TIENDA

PL\$

Chick-fil-ly

WHATABURGER

Kroger

Jason's deli

Air Terminal Museum

225

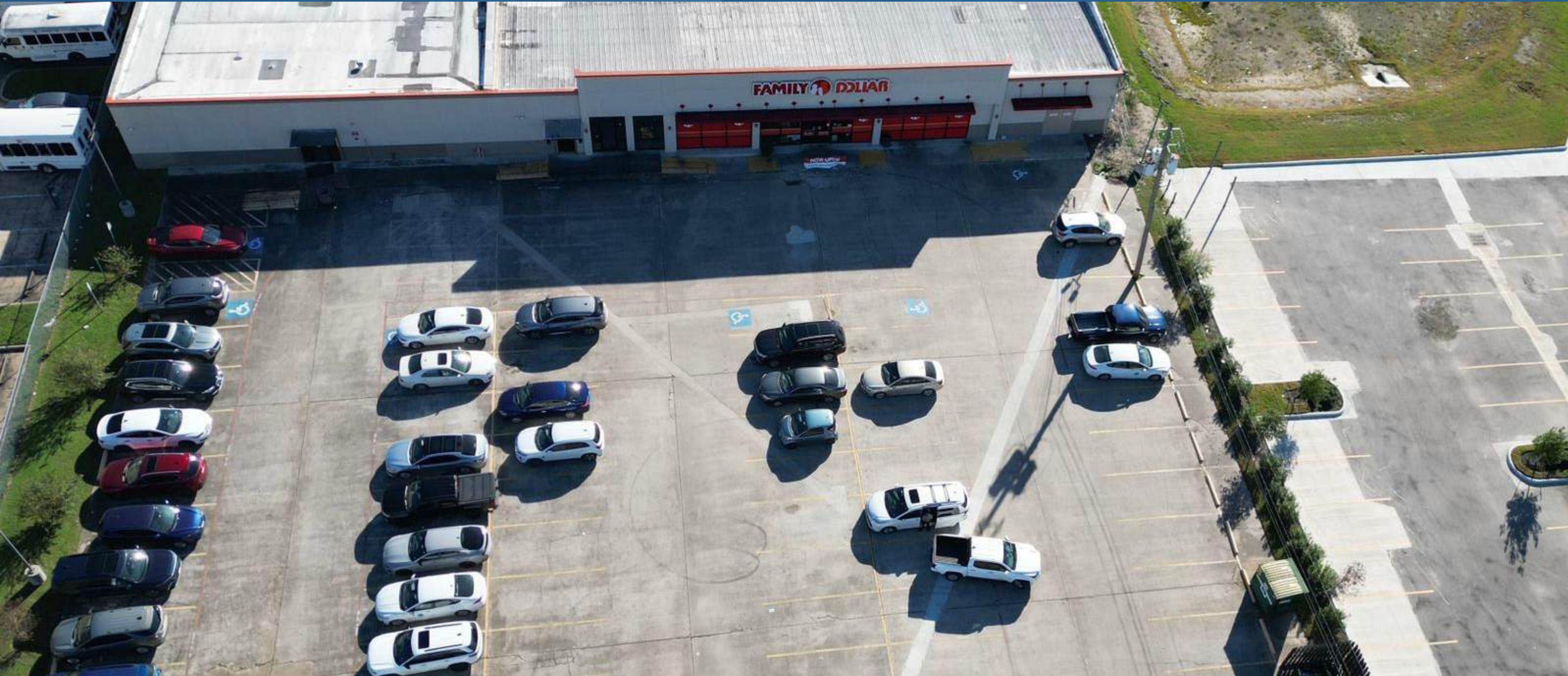
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INTERSTATE TEXAS 45

INTERSTATE TEXAS 610

INTERSTATE TEXAS 45





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