

8,500 SF 2nd Generation Restaurant Space For Lease

12895 Gulf Freeway
Houston, TX 77034



HOBBY/AIRPORT
(HOU)

ALMEDA CROSSING



ALMEDA MALL



GULF FREEWAY / I-45 | 146,023 VPD



FUQUA ST

12895 Gulf Freeway



SITE DETAILS



8,500 SF 2nd Generation Restaurant



250 surface parking spaces



Direct freeway visibility



Multiple access points



Situated amongst national restaurant groups



Signage opportunity



New roof installed January 2025



Contact broker for more info





AREA HIGHLIGHTS

ACTIVE DISPOSABLE
INCOME - **\$92,440**
AVERAGE HOUSEHOLD
INCOME WITHIN A
5-MILE RADIUS

265,097 HOUSEHOLDS
WITHIN A **5 MILE**
RADIUS OF PROPERTY

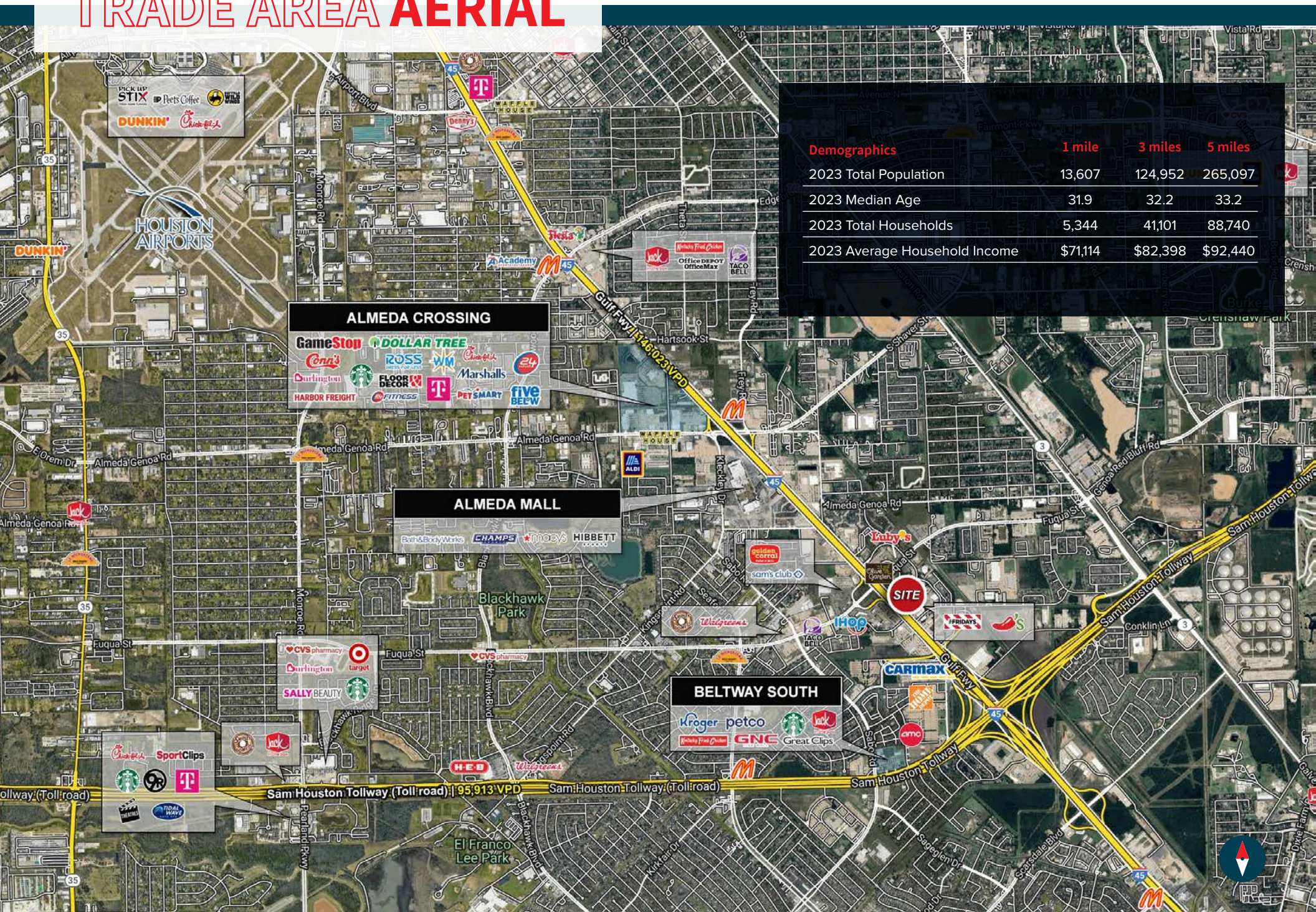
HIGH TRAFFIC AREA - NEAR
THE INTERSECTION OF I-45
(**166,937 VPD**) AND BELTWAY
8 (**96,933 VPD**)

LOCATED RIGHT OFF EXIT
RAMP - MULTIPLE POINTS
OF INGRESS/EGRESS

JUST **10 MINUTES**
FROM HOBBY AIRPORT
& **20 MINUTES**
FROM DOWNTOWN
HOUSTON



TRADE AREA AERIAL



| Demographics | 1 mile | 3 miles | 5 miles |
|-------------------------------|----------|----------|----------|
| 2023 Total Population | 13,607 | 124,952 | 265,097 |
| 2023 Median Age | 31.9 | 32.2 | 33.2 |
| 2023 Total Households | 5,344 | 41,101 | 88,740 |
| 2023 Average Household Income | \$71,114 | \$82,398 | \$92,440 |

ALMEDA CROSSING

GameStop DOLLAR TREE
 Cona's ROSS WIM
 Burlington STARBUCKS FLOOR DECOR
 HARBOR FREIGHT FITNESS PET SMART five BEW

ALMEDA MALL

Bath & Body Works CHAMPS moys HIBBETT

CVS pharmacy Target
 Burlington SALLY BEAUTY STARBUCKS

BELTWAY SOUTH

Kroger petco Starbucks Jack
 Waffle House GNC Great Clips

SITE

CARMAX

Chick-fil-A SportClips
 Starbucks TFCO TIDAL WAVES

Sam Houston Tollway (Toll road) | 95,913 VPD



CONTACT

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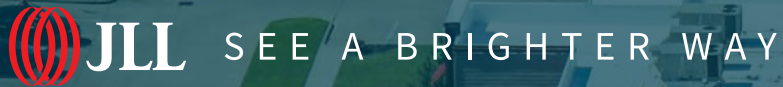
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