



**For Lease**

**RETAIL  
2,000 SF**

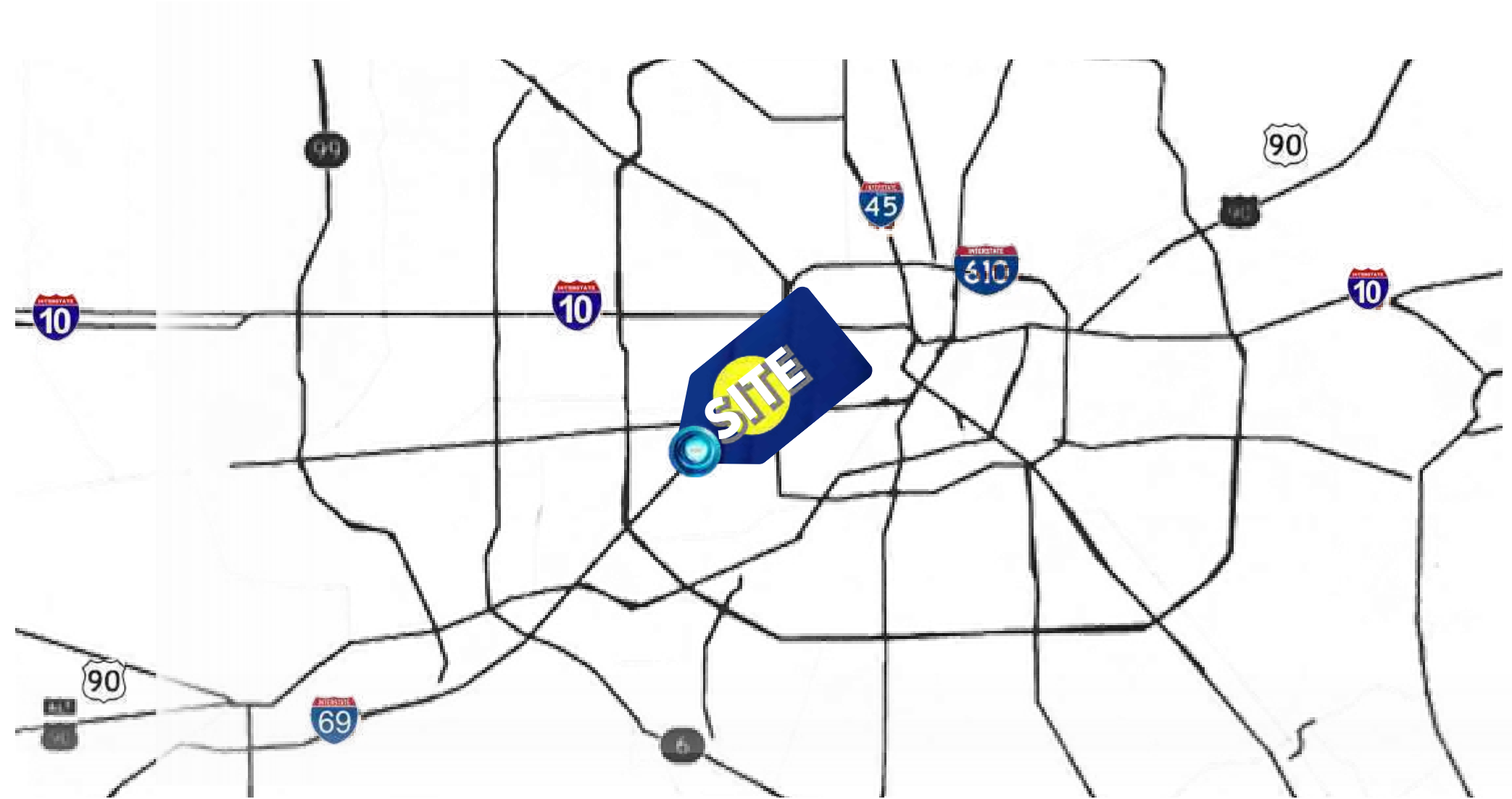
## Demographics >>

	1 mile	3 miles
Population	39,726	274,443
Households	14,309	112,658
Median Age	33.30	35.60
Median HH Income	\$40,962	\$53,244
Daytime Employees	23,641	146,539
Population Growth '25 - '30	↑ 6.84%	↑ 6.81%
Household Growth '25 - '30	↑ 7.04%	↑ 6.97%

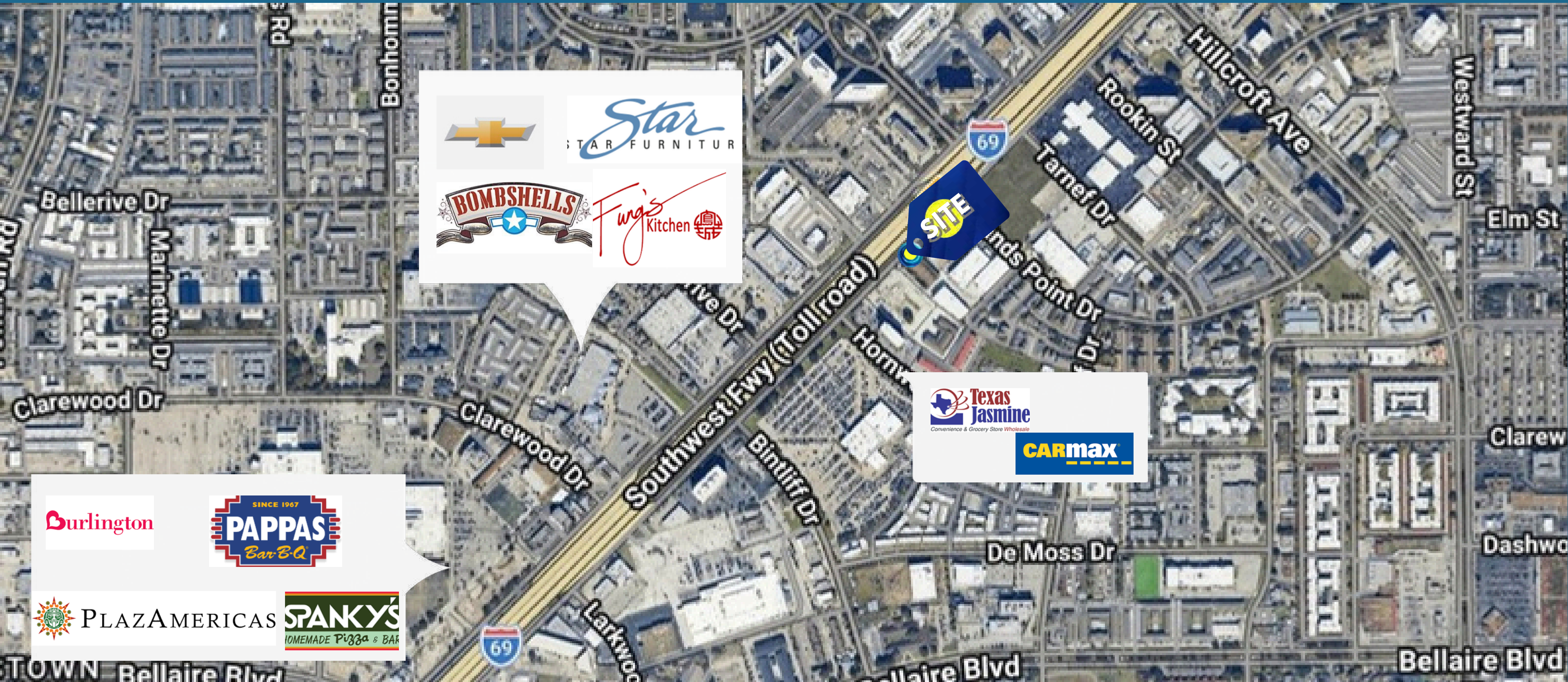
## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Hov US 59	Hillcroft Ave NE	176,944	2024	0.08 mi
Hornwood Dr	Southwest Fwy NW	4,594	2025	0.13 mi
Savoy Dr	Southwest Fwy SE	5,539	2025	0.15 mi
Southwest Fwy	Tarnef Dr S	21,063	2025	0.22 mi
Bellerive Dr	Southwest Fwy SE	3,031	2025	0.28 mi
Bintliff Dr	Southwest Fwy NW	4,678	2025	0.31 mi
Savoy Dr	Regency Square Blvd...	5,073	2025	0.36 mi
Hillcroft Avenue	Southwest Fwy NW	50,361	2025	0.38 mi
Hillcroft Ave	Southwest Fwy NW	49,685	2024	0.39 mi
Rookin St	High Star Dr N	5,517	2025	0.40 mi

Made with TrafficMetrix® Products







**DANIEL MYERS**  
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**5444 WESTHEIMER RD. SUITE 1620,  
HOUSTON, 77056**

**APEX  
REALTORS**

6815 SOUTHWEST  
FREEWAY  
HOUSTON, TX 77074



**AVAILABLE FOR LEASE**

SIZE - 2,500 SF

PRICE - CALL FOR PRICING

FOR MORE INFORMATION

DANIEL MYERS

281-339-9888

**APEX  
REALTORS**

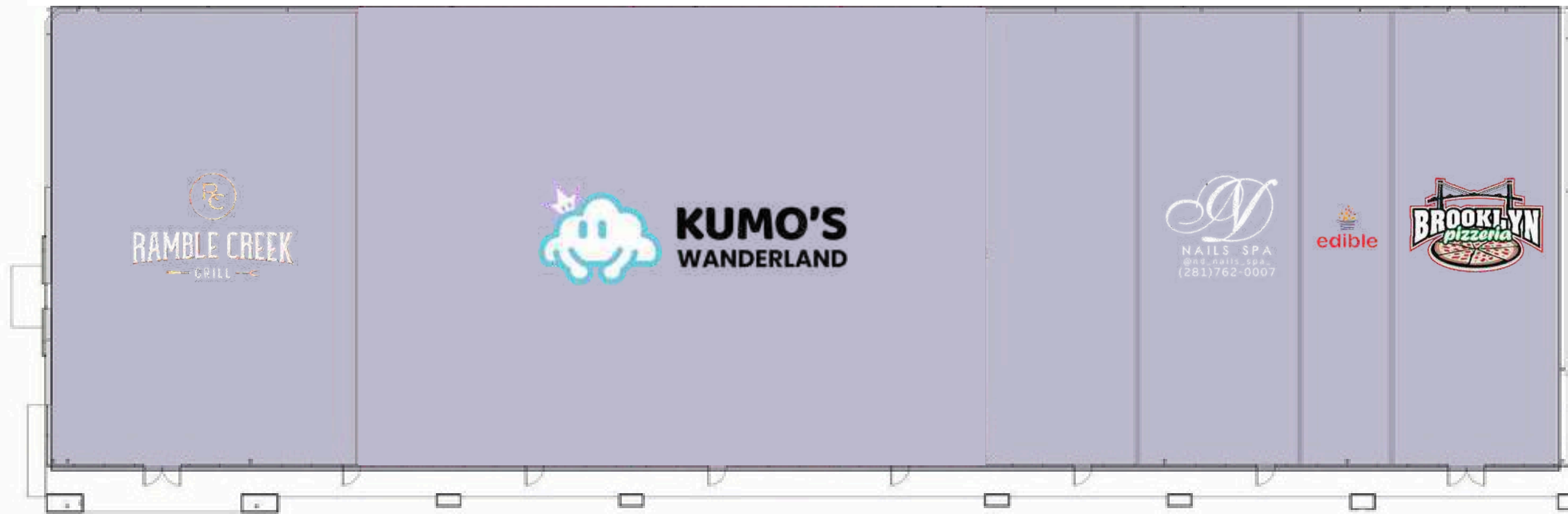
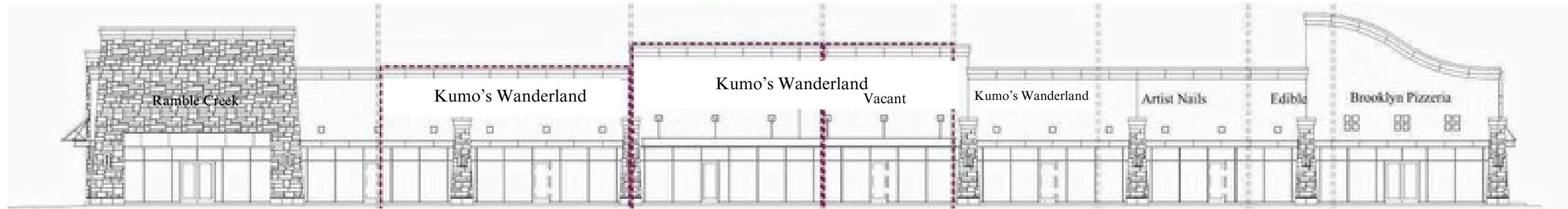
**11100 West Airport Blvd. Stafford Texas 77477**



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



**BUSINESS LEASE AREAS**

Ramble Creek Grill	3,836 SF
Kumo's Wanderland	9,589 SF
N&D Nail Spa	2,000 SF
Edible Arrangements	1,125 SF
Brooklyn Pizzeria	2,200 SF
<b>Leaseable Retail Area</b>	<b>18,750 SF</b>

## RENT ROLL

TENANT	UNIT/ SUITE #	SQUARE FEET	LEASE START DATE	LEASE EXPIRING DATE	ANNUAL RENTAL RATE	MONTHLY RENT	MONTHLY CAM	TOTAL DUE	SECURITY DEPOSIT	BUILD OUT ALLOWANCE	REMAINING
Brooklyn Pizzeria	200	2,200			\$29.50	\$5,408.33	\$2,429.17	\$7,837.50	\$6,783.34	\$55,000.00	63
Ramble Creek Grill	100	3,836			\$29.00	\$9,270.33	\$4,235.58	\$13,505.91	\$7,680.00	\$118,916.00	23
Edible Arrangements	190	1,125			\$30.00	\$2,812.50	\$1,242.19	\$4,054.69	\$3,421.88	\$33,750.00	62
N & D Nail Salon	180	2,000			\$31.00	\$4,750.00	\$2,208.33	\$6,958.33	\$4,750.00		66
Kumos	150	9,589			\$29.00	\$23,173.42	\$10,587.85	\$33,761.37	\$31,800.08	\$230,155.00	62
Wanderland Total Leased (SF)		<b>18,750</b>			<b>\$29.07</b>	<b>\$45,414.58</b>	<b>\$20,703.13</b>	<b>\$66,117.71</b>	<b>\$54,435.30</b>	<b>\$437,821.00</b>	
Leaseable Retail Area (SF)	18,750										
% Leased	100.00%										

*Buyer must verify all information and bears all risk for any inaccuracies.*

Tenant Name	Suite	SF	% of GLA	Commencement	End	Monthly Rent	Rent PSF	Increases
Ramble Creek Grill	100	3,836	20.50%			\$8,950.67	\$28.00	
		3,836	20.50%			\$9,270.33	\$29.00	3.60%
		3,836	20.50%	Renewal			\$0.00	0.00%
		3,836	20.50%			\$10,229.33	\$32.00	1.60%
		3,836	20.50%			\$10,389.17	\$32.50	1.60%
Kumo's Wonderland	150	7,675	40.90%			Abated rent	\$0.00	
		7,675	40.90%			\$18,547.92	\$29.00	
		9,589	51.10%			\$18,547.92	\$23.21	
		9,589	51.10%			\$23,173.42	\$29.00	
		9,589	51.10%			\$23,752.75	\$29.72	2.50%
		9,589	51.10%			\$24,346.57	\$30.47	2.50%
		9,589	51.10%			\$24,955.24	\$31.23	2.50%
		9,589	51.10%			\$25,579.12	\$32.01	2.50%
		9,589	51.10%			\$26,218.59	\$32.81	2.50%
				Renewal				
		9,589	51.10%			\$26,218.59	\$32.81	2.50%
		9,589	51.10%			\$26,874.06	\$33.63	2.50%
		9,589	51.10%			\$27,545.91	\$34.47	2.50%
		9,589	51.10%			\$28,234.56	\$35.33	2.50%
		9,589	51.10%			\$28,940.42	\$36.22	2.50%
		9,589	51.10%			\$29,666.37	\$37.13	2.50%

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Tenant Name	Suite	SF	% of GLA	Commencement	End	Monthly Rent	Rent PSF	Increases
N & D Nail Salon	180	2,000	10.70%			\$4,750.00	\$28.50	
		2,000	10.70%			Abated	\$0.00	
		2,000	10.70%			\$5,225.00	\$31.35	10.00%
Edible Arrangements	190	1,125	6.00%			\$2,671.88	\$28.50	
		1,125	6.00%			\$2,765.63	\$29.50	1.70%
		1,125	6.00%			\$2,812.50	\$30.00	1.70%
		1,125	6.00%			Abated	\$0.00	0.00%
		1,125	6.00%			\$2,812.50	\$30.00	0.00%
Brooklyn Pizzeria	200	2,200	11.70%			\$5,316.37	\$29.00	
		2,200	11.70%			\$5,408.33	\$29.50	1.70%
		2,200	11.70%			Abated	\$0.00	
		2,200	11.70%			\$5,408.33	\$29.50	
		2,200	11.70%			\$5,516.50	\$30.09	2.00%
		2,200	11.70%			\$5,626.50	\$30.69	2.00%
		2,200	11.70%			\$5,738.33	\$31.30	2.00%
		2,200	11.70%			\$5,853.10	\$31.93	2.00%

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