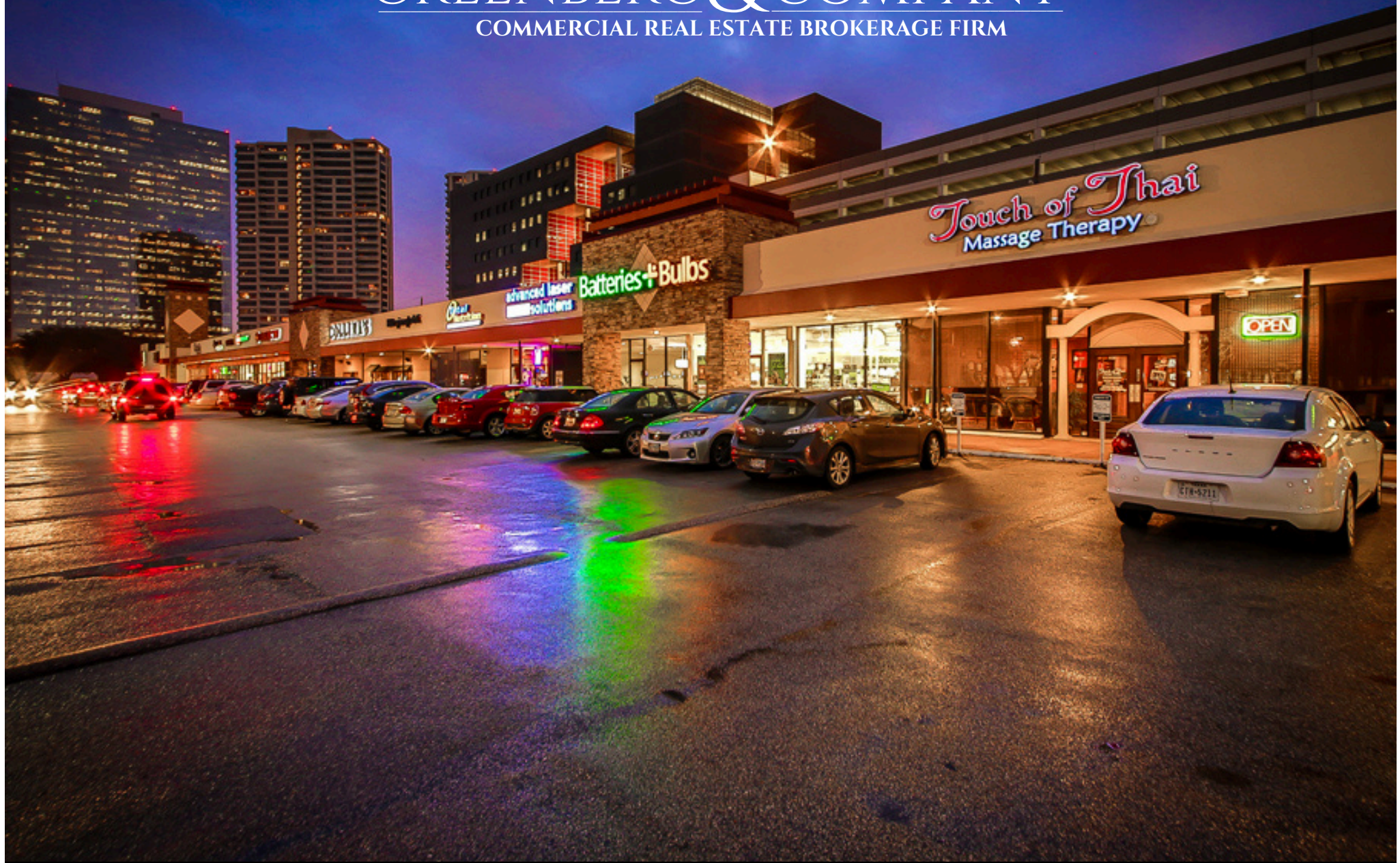


# GREENBERG & COMPANY

COMMERCIAL REAL ESTATE BROKERAGE FIRM



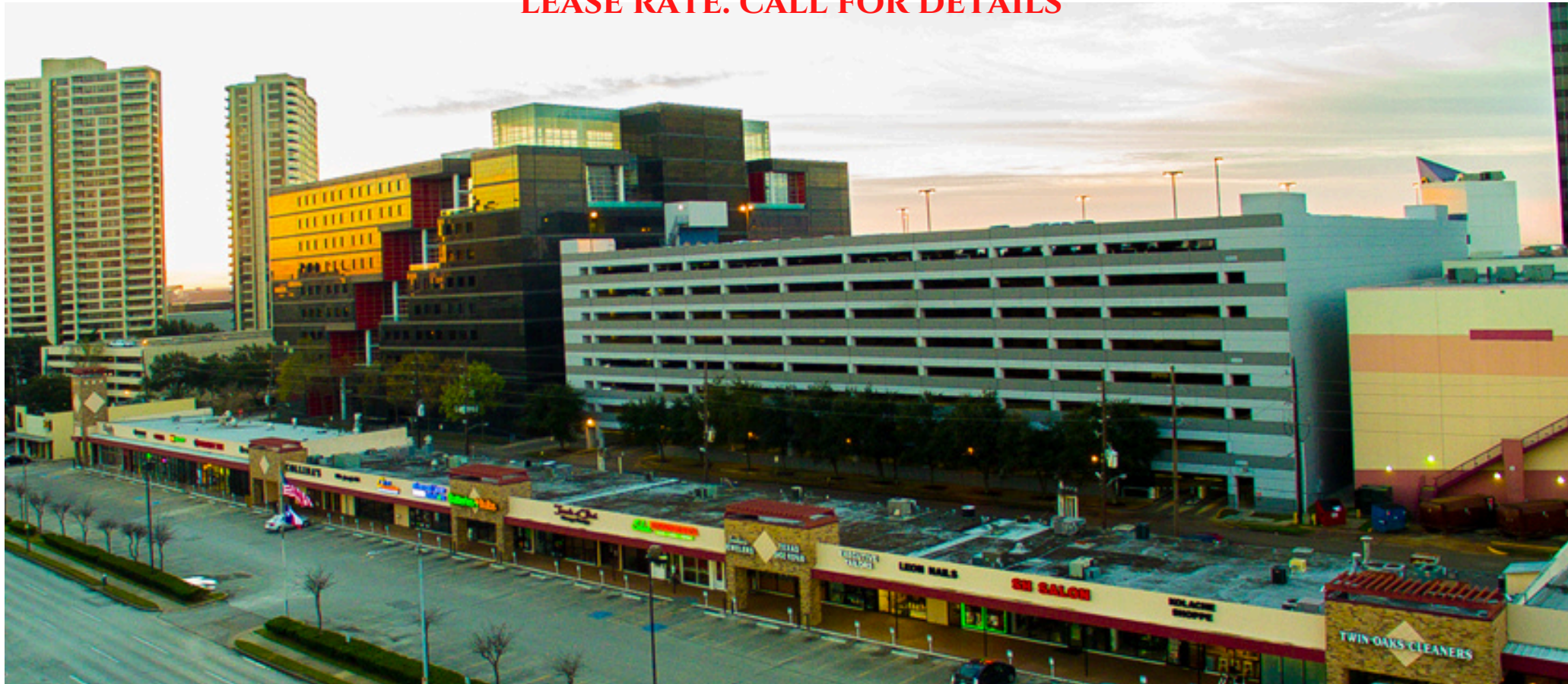
3819-3995 RICHMOND AVE. | HOUSTON TX 77027

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | [WWW.GREENBERGCOMPANY.COM](http://WWW.GREENBERGCOMPANY.COM) | 713.778.0900

# GREENWAY PLAZA/UPPER KIRBY AREA

PYLON SIGNAGE | MAJOR THOROUGHFARE | GREAT VISIBILITY | HIGH TRAFFIC COUNTS

LEASE RATE: CALL FOR DETAILS



This is a multi-tenant retail shopping center located in the Greenway/Upper Kirby Area. It sits on the southeast corner of Richmond and Wesleyan. It is across the street from Edwards Theatre, a 24-screen megaplex theatre with 5,800 seats and in close proximity to Lakewood Church. Excellent Location for any business!

**AVAILABLE: 3937 RICHMOND - 1,720 SF | 3901 RICHMOND - 880 SF  
3835 A RICHMOND - 880 SF | 3913-3921 - 4,394 SF | 3925 RICHMOND - 650 SF**

**BUILDING SIZE: 41,508 SF | MARKET: HOUSTON/INNER LOOP**

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# AREA HIGHLIGHTS



Greenway Plaza is Houston's premier city center business district, ideally positioned midway between Downtown and Uptown and with direct access to Interstate 69, as well as two of the city's most sought after residential neighborhoods: West University and River Oaks. The landmark campus, spanning 52 acres, 11 buildings and nearly five million square feet is considered a pioneering example of mixed-use development in the country and was the first project of its kind in Houston. Under Parkway's management and through reinvestment in its significant architecture and amenities, Greenway Plaza continues to stay on the forefront of the market with distinctive Class A office offerings in a pedestrian-oriented environment supported by acres of activated plaza, green and indoor gathering spaces, plus elevated food and beverage providers and a myriad of services spanning from coworking and conferencing to fitness and beauty. Adding further desirability to the setting are the wealth of amenities within Greater Greenway Plaza and the adjacent Upper Kirby District, including hotels, award-winning restaurants and nightlife, acclaimed retail, upscale multi-family, a 24-screen movie theater, weekly farmer's market and heavily programmed Levy Park.

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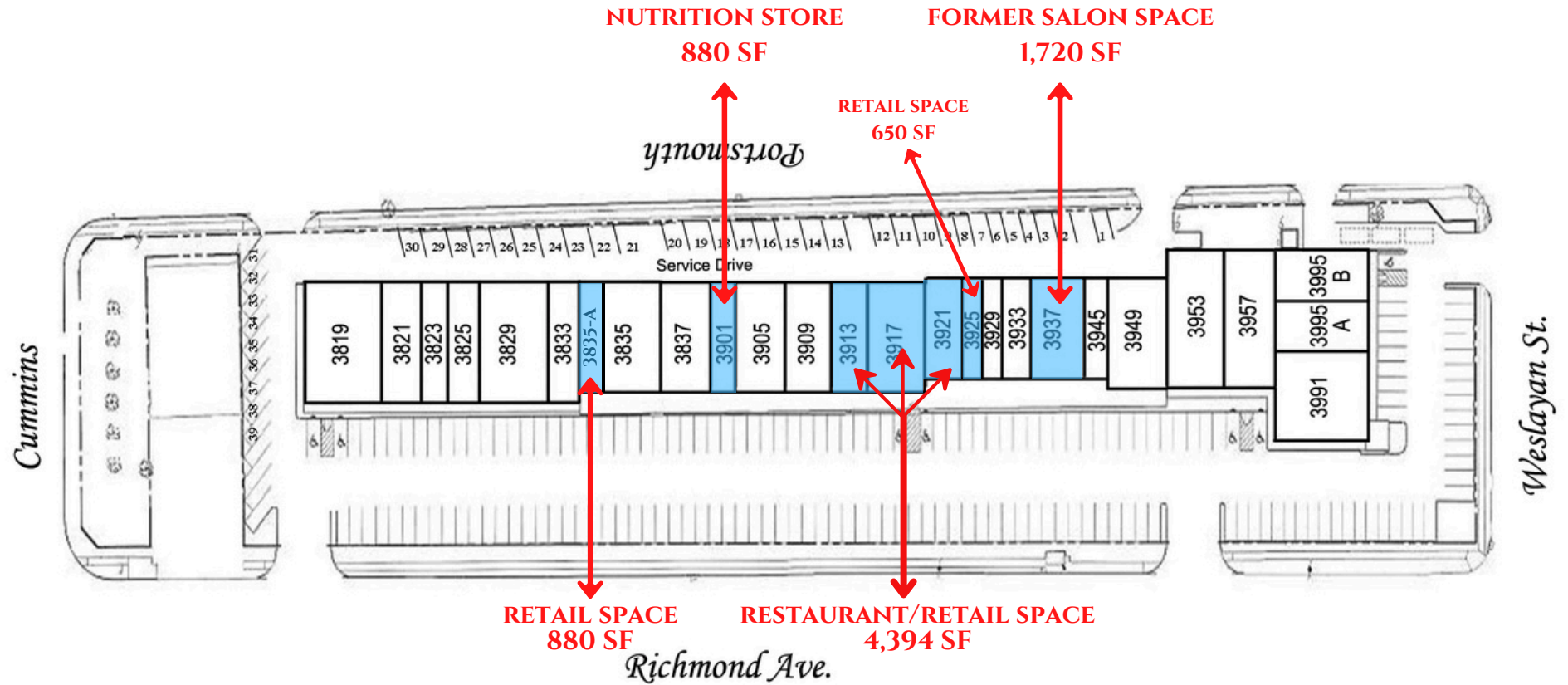
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# SITE PLAN



**PLEASE DO NOT DISTURB TENANTS**

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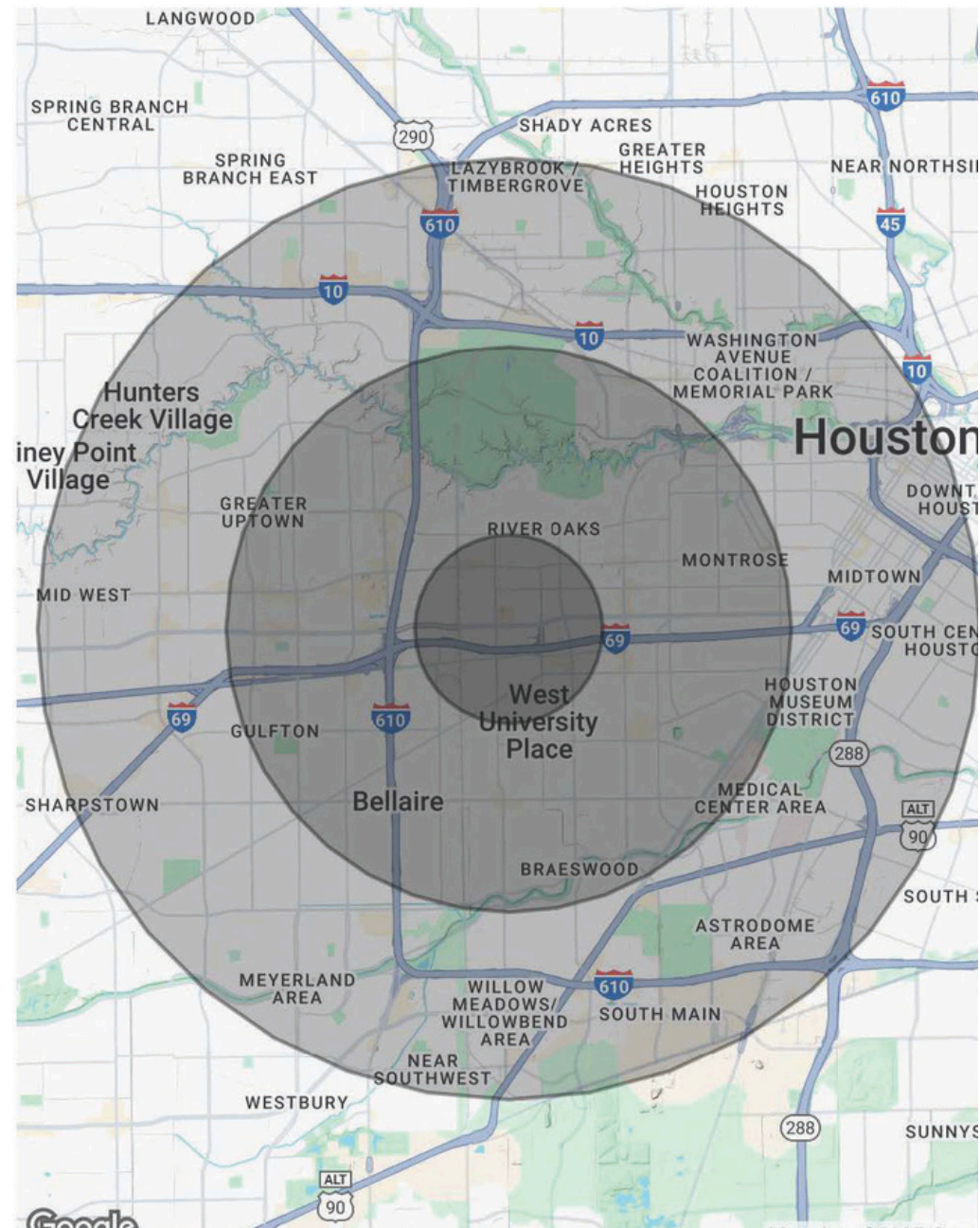
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,430	212,573	553,706
Average Age	39.8	39.10	37.60
Average Age (Male)	39.00	38.70	37.20
Average Age (Female)	40.60	39.50	37.90

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,204	103,851	265,234
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$140,181	\$136,907	\$119,220
Average House Value	\$845,223	\$784,710	\$529,345

Demographics data derived from AlphaMap



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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