

**RETAIL**

**For Lease**



**FARID CHATUR**

**(832) 685-2739**

**APEXREALTORS.COM**

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

## UNIT SIZE

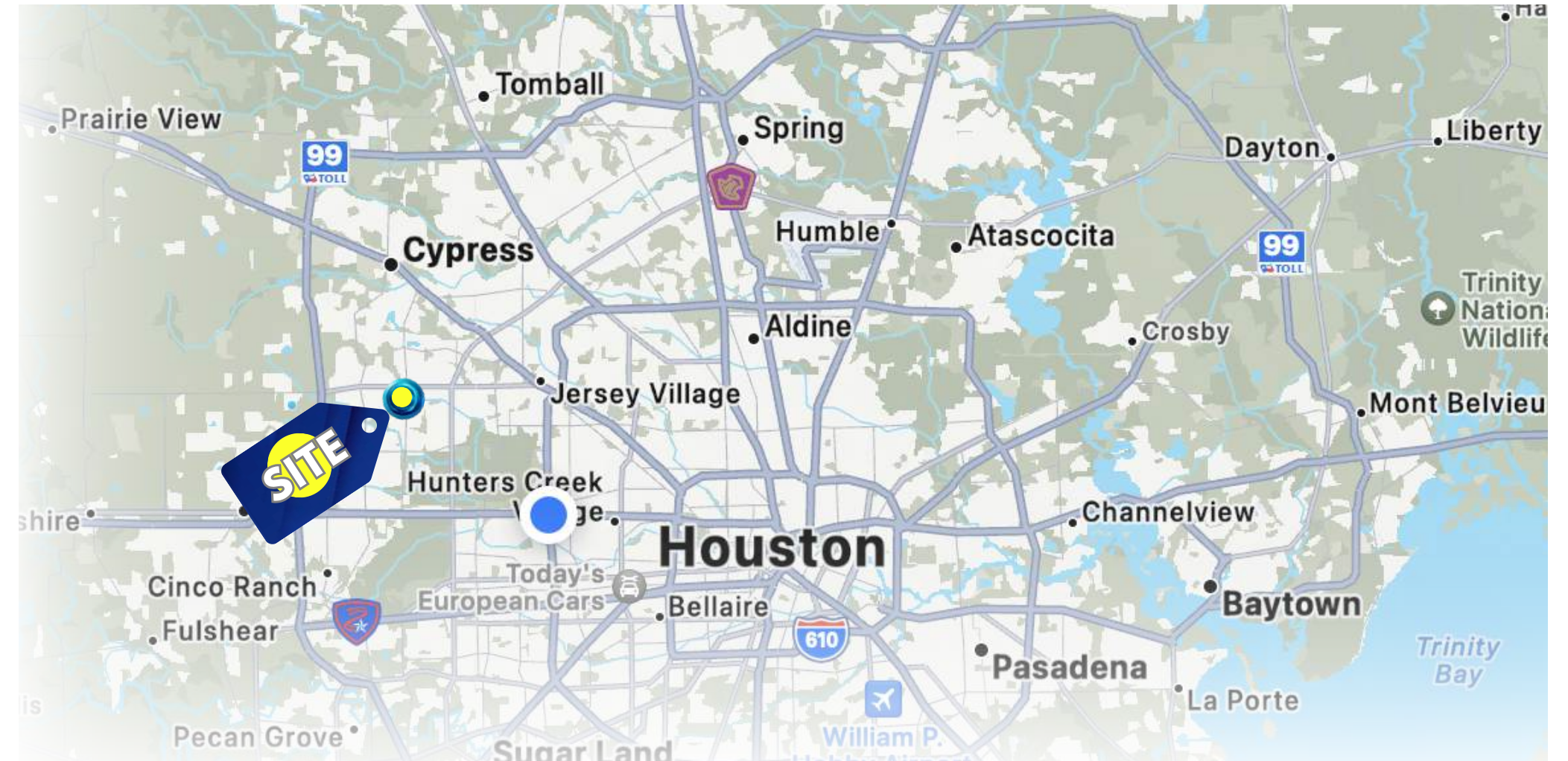
1300 SF

## PRICE

\$28 plus NNN

## HIGHLIGHTS

- Great Visibility and High Traffic Counts
- Densely Populated area
- 2nd Generation Liquor Store
- Perfect for any retail use.



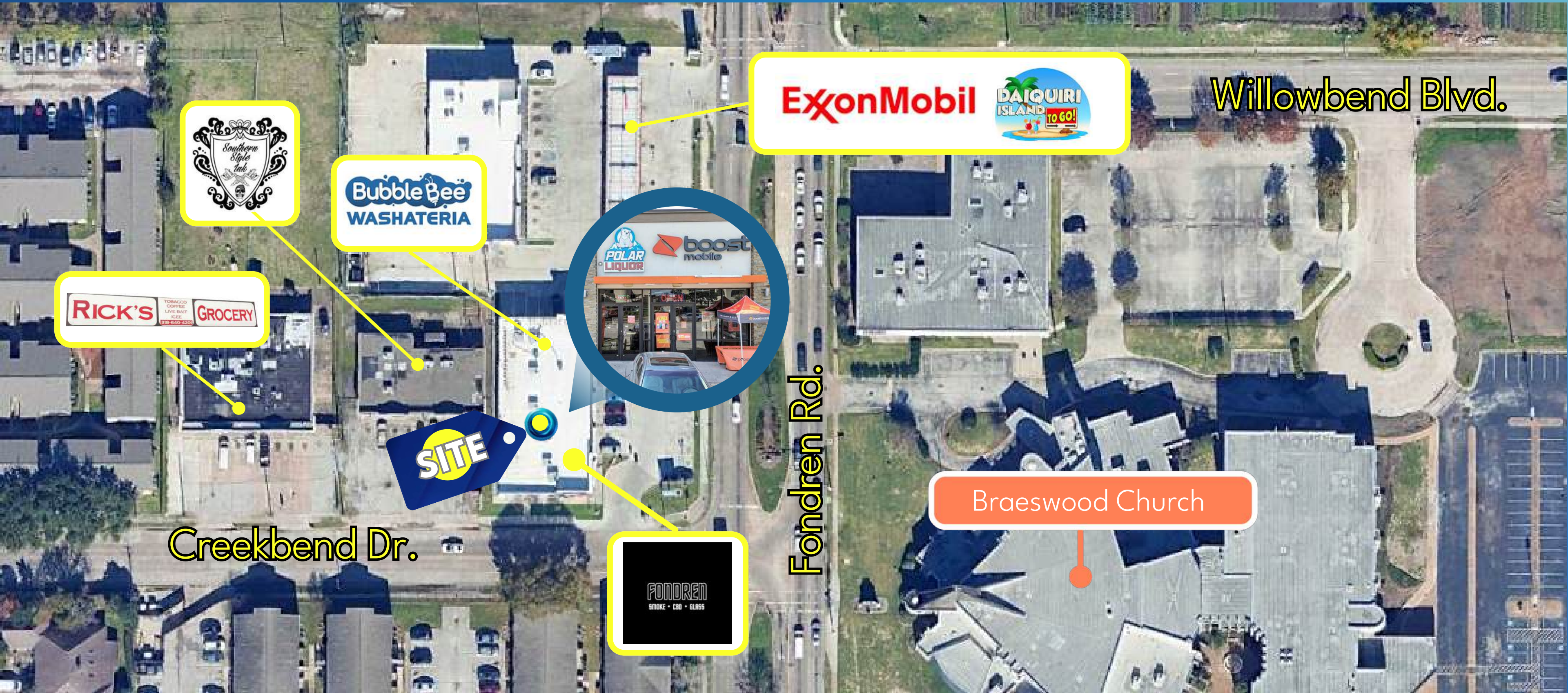
## TRAFFIC COUNTS

Fondren Rd 23,128 VPD

Creekbend Dr. 6,601 VPD

## DEMOGRAPHICS

	1 mile	3 mile
Population	31,133	191,198
Median HH Income	\$41,502	\$45,706
Population Growth '23-'28	↑ 1.86%	↑ 2.38%



**ExxonMobil**



**Willowbend Blvd.**

**Bubble Bee  
WASHATERIA**



**Fondren Rd.**

**SITE**

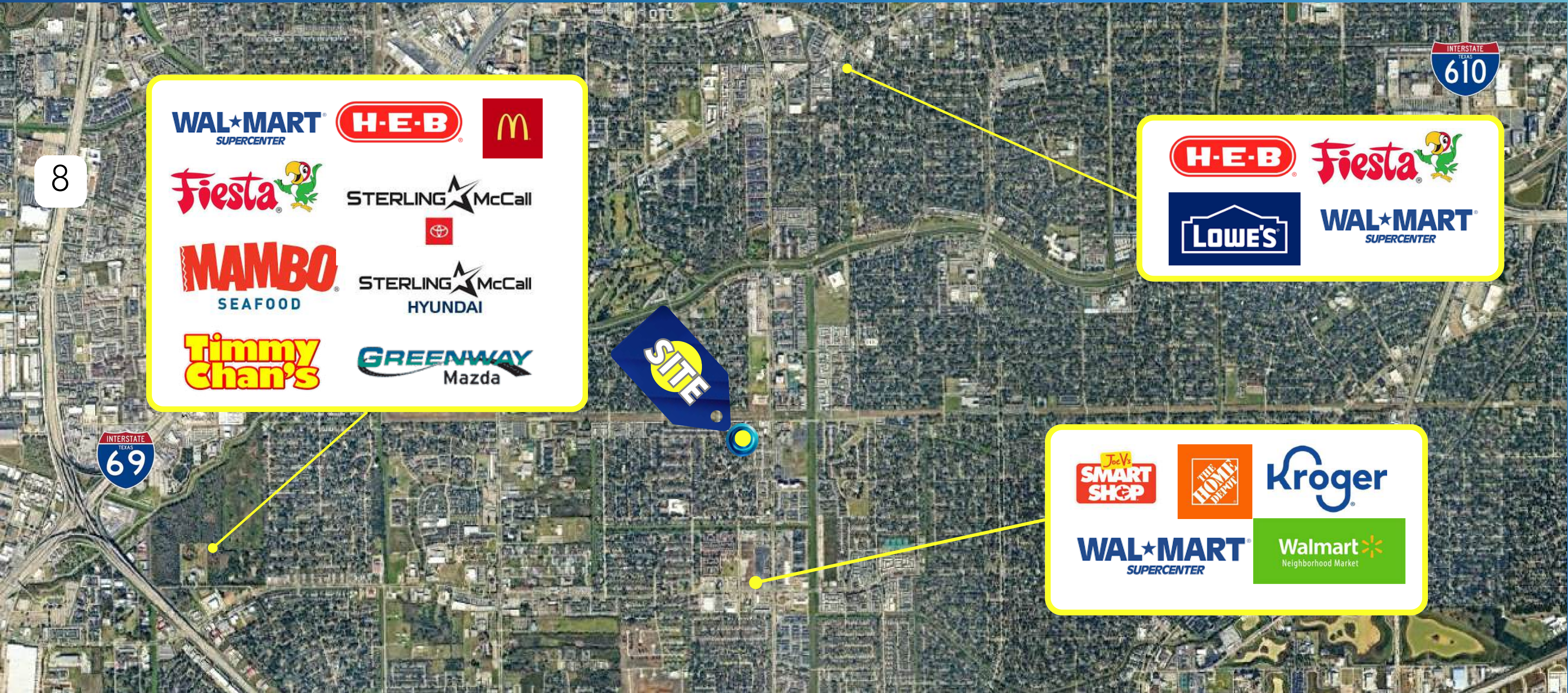
**RICK'S** TOBACCO COFFEE LIVE BAIT KIDS 318-640-4201 **GROCERY**



**Braeswood Church**

**Creekbend Dr.**

**FONDREN**  
SMOKE • CIG • GLASS



8



- WAL\*MART SUPERCENTER
- H-E-B
- McDonald's
- Fiesta
- STERLING McCall
- Toyota
- MAMBO SEAFOOD
- STERLING McCall HYUNDAI
- Timmy Chan's
- GREENWAY Mazda



- H-E-B
- Fiesta
- LOWE'S
- WAL\*MART SUPERCENTER

- Joe's SMART SHOP
- THE HOME DEPOT
- Kroger
- WAL\*MART SUPERCENTER
- Walmart Neighborhood Market





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