

RETAIL

For Lease

APEX REALTORS **FOR LEASE**
832-685-2739 FARID CHATUR



Highlights:

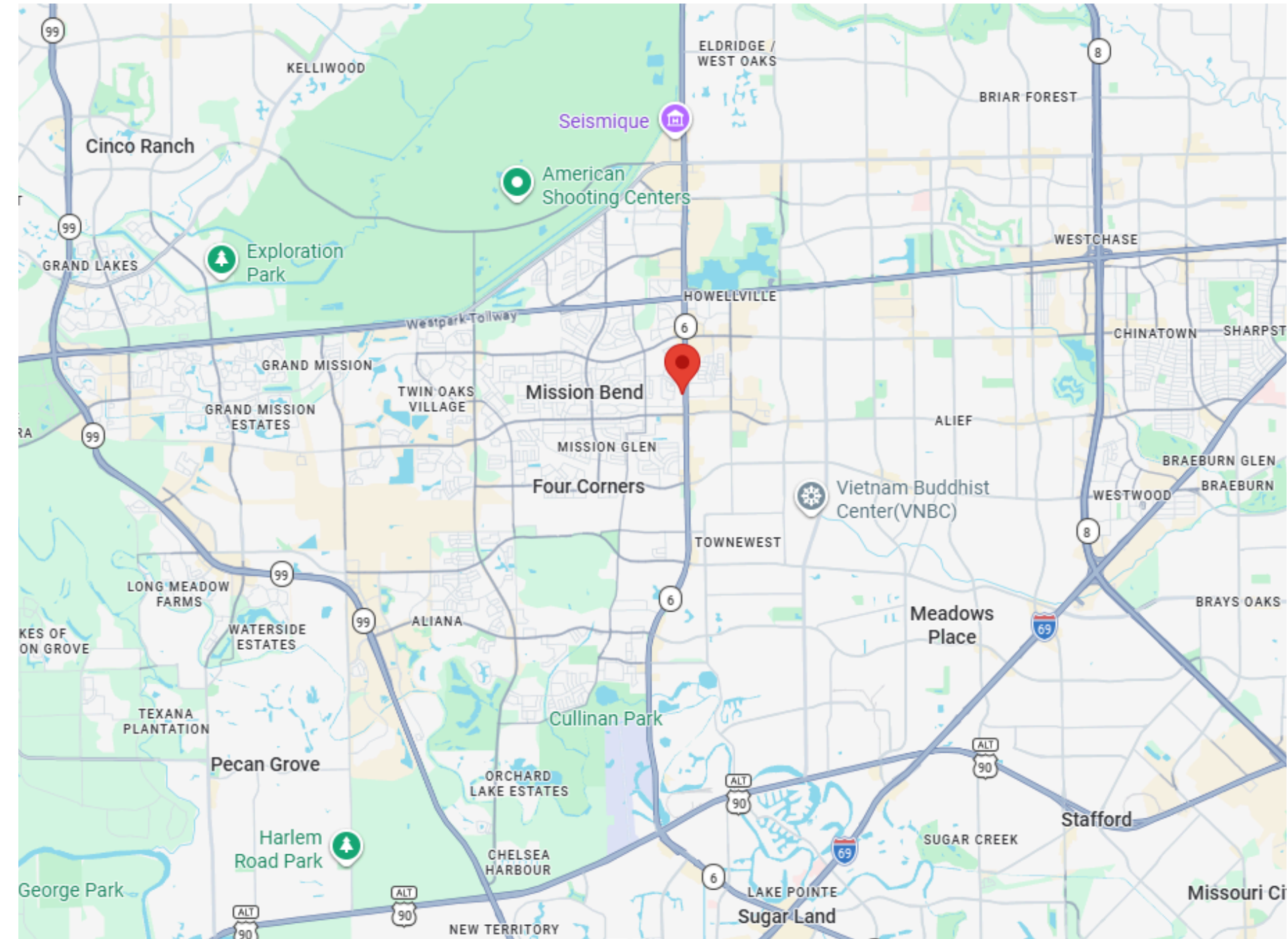
Price: \$24/SF base \$6 NNN

- Modern exterior upgrades
- 7,000 SF – divisible to ±1,700 SF minimum
- White box delivery available
- High visibility along South Texas 6 with heavy traffic counts
- Large rear parking lot for tenant and customer use
- Ideal for retail, medical, office, or service users
- Located in a dense, established trade area with strong surrounding demographics

Positioned along the highly trafficked corridor of South Texas 6, this retail building offers a prime leasing opportunity in one of Houston's most active commercial trade areas. The property has undergone a complete renovation, delivering a fresh, modern exterior and flexible interior layouts suited for a wide range of users.

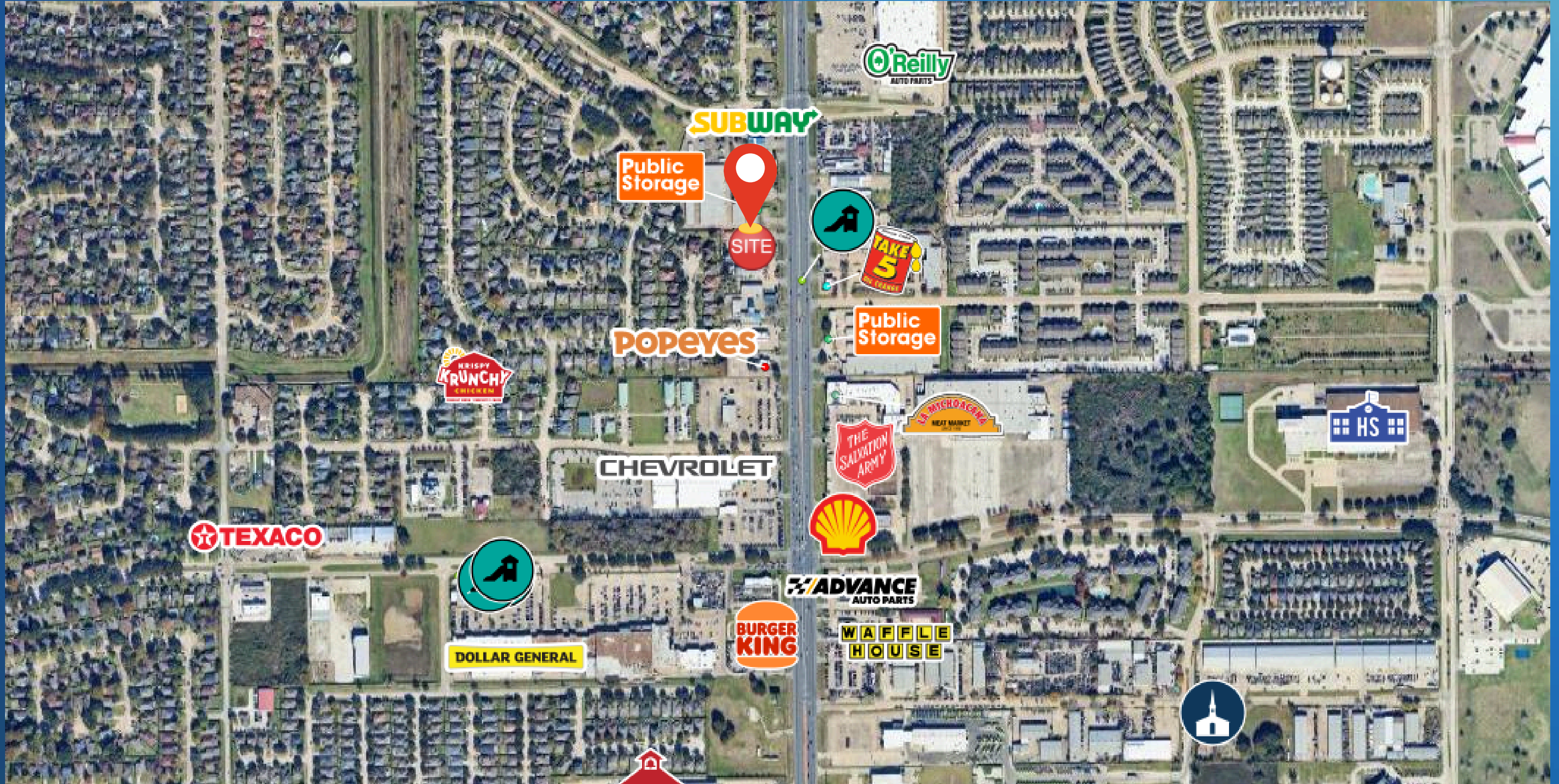
The building can be demised into multiple suites with a minimum divisible space of approximately 1,700 SF, making it ideal for retail, medical, service-based businesses, or office users seeking high visibility and accessibility. Ownership is willing to deliver spaces in white box condition, allowing tenants to customize their layout and buildout to fit their specific needs.

The site benefits from excellent exposure to strong daily traffic counts along South Texas 6, providing consistent visibility and customer flow. A large rear parking area offers ample parking for both employees and customers—an increasingly valuable feature in high-demand retail corridors.



IDEAL USES

Retail | Spa/ Salon | Gym/ Fitness | Medical |
Financial Services | Office |



	1 mi	3 mi	5 mi
Population	20,943	171,983	399,488
Population Median Age	35.2	35.4	35.6
Households	6,500	55,199	137,624
Average HH Income	\$99,064	\$92,117	\$102,233

