

FOR LEASE · RETAIL / COMMERCIAL SPACE

# 12649 Memorial Drive Suite F · Houston, TX 77024

Memorial Bend Shopping Center | The Villages / Tealwood Submarket

<b>2,270</b> SQUARE FEET	<b>\$25.80</b> PER SF / YEAR	<b>\$2.15</b> PER SF / MONTH	<b>NNN</b> LEASE TYPE	<b>Now</b> AVAILABLE
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## Property Overview

Suite F at 12649 Memorial Drive offers a rare, move-in-ready leasing opportunity in the heart of Houston's prestigious Memorial corridor — one of the city's most sought-after commercial addresses. This ±2,270 SF ground-floor space is built out as professional services and is immediately available for a wide range of uses including retail, medical/dental, salon, fitness, office, or specialty food and beverage.

## Key Highlights

- Prime Memorial Drive frontage — one of Houston's highest-income corridors
- Move-in-ready, built out as professional services space
- ±2,270 SF versatile ground-floor retail/commercial use
- Flexible lease terms — no auto-renewal clause
- 60+ surface parking spaces

Situated just west of Gessner Road, the property enjoys outstanding visibility along Memorial Drive with convenient direct access to Beltway 8 (Sam Houston Tollway) and I-10. The well-maintained Memorial Bend Shopping Center features ample surface parking (60+ spaces), prominent pylon signage opportunities, and an established co-tenancy of neighborhood-serving businesses that generate consistent daily foot traffic.

Surrounded by some of Houston's most affluent residential communities — including Hunters Creek, Piney Point, Bunker Hill, Spring Valley, and Hedwig Village — this location delivers a captive, high-spending customer base with average household incomes exceeding **\$216,400** within one mile. Flexible lease terms with no auto-renewal offer tenants maximum strategic control.

Pylon signage opportunity for prominent street visibility

Avg. HH income over \$216K within 1-mile radius

Daytime population of 21,100 within 1 mile

Minutes to CityCentre, Memorial City Mall & Beltway 8

Established co-tenancy: Minuti Coffee, DHW Hair Studio, Memorial Music

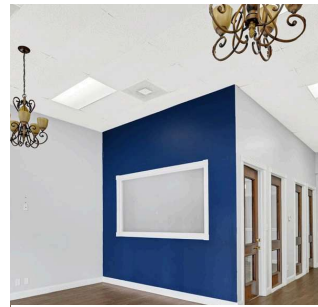
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## Property & Location Gallery

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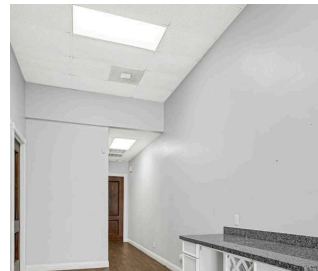
Building Exterior — 12649 Memorial Drive



Suite F — Interior  
(2,270 SF)



Suite F — Storefront &  
Glass Facade



Suite F — Reception  
Counter & Private  
Offices



Location — 12649  
Memorial Dr, Houston  
TX 77024

## Space Details

Property Name	Memorial Bend Shopping Center
Suite	Suite F — 1st Floor, Ground Level
Available Space	±2,270 SF
Rental Rate	\$25.80 /SF/YR   \$2.15 /SF/MO
Est. Monthly Base Rent	~\$4,894 / month
Lease Type	Triple Net (NNN)

## Co-Tenants

### Minuti Coffee

Specialty Coffee & Café — Daily traffic driver

### DHW Hair Studio

Full-Service Salon & Beauty

### Memorial Music

Instrument Retail & Music Instruction

### Fred Astaire Dance Studios

Dance Instruction (adjacent complex)

Lease Term	Negotiable — flexible up to 3 years
Auto-Renewal	No auto-renewal clause
Space Type	Relet / Move-in Ready
Built Out As	Professional Services
Space Use	Retail / Office / Medical / Service
Availability	Immediate
Parking	60+ surface spaces (ample)
Signage	Pylon sign opportunity
Center GLA	7,939 SF total
Year Built	1960 (well-maintained)
Walk Score	65 — Somewhat Walkable

## Ideal Users

- Flower Shop
- Dog Grooming
- Medical / Dental
- Boutique Retail
- Salon / Spa
- Fitness Studio
- Professional Services
- Food & Beverage
- Child Enrichment
- Art / Music Studio
- Pet Services
- Specialty Health

# One of Houston's Premier Commercial Corridors

Memorial Drive connects the Energy Corridor to the Galleria through Houston's most exclusive residential villages — delivering an affluent, captive customer base with avg. household incomes of \$216,400 within one mile.

## Location & Accessibility

Direct Memorial Drive frontage — high-visibility, signalized corridor

Just west of Gessner Road — major cross-street intersection

Quick access to Beltway 8 / Sam Houston Tollway

Minutes to I-10 / Katy Freeway interchange

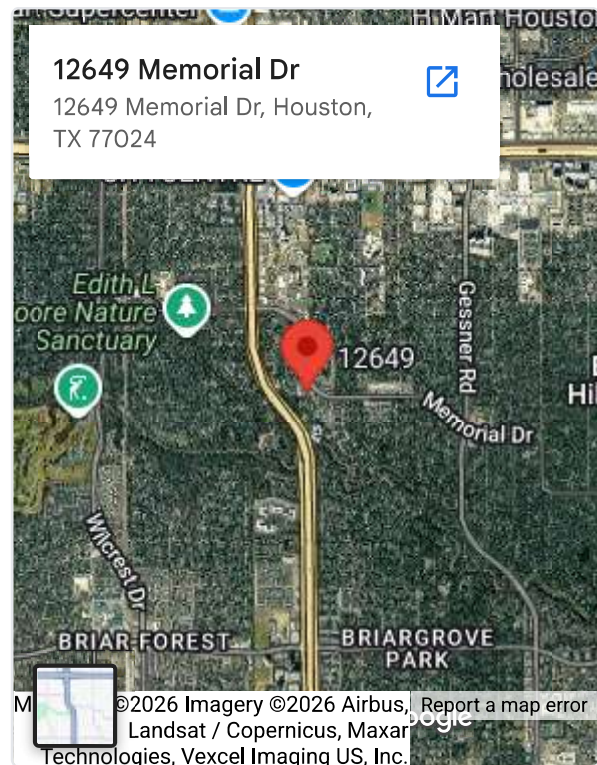
~2 miles west to CityCentre & Town & Country Village

~3 miles west to Memorial City Mall (1M+ SF)







Surrounded by Hunters Creek, Piney Point, Bunker Hill, Spring Valley & Hedwig Village

Spring Branch ISD — top-rated schools driving residential density

132,523 VPD on Sam Houston Tollway · 14,689 VPD local frontage



#### NEARBY DESTINATIONS

 <b>CityCentre</b>	~2.0 mi west via Memorial Dr
 <b>Town &amp; Country Village</b>	~2.2 mi west via Memorial Dr
 <b>Memorial City Mall</b>	~3.0 mi west via I-10
 <b>Energy Corridor</b>	~5.0 mi west via I-10
 <b>Galleria / Uptown</b>	~6.0 mi east via I-10
 <b>Downtown Houston</b>	~10 mi east via I-10

## 2025 Trade Area Demographics

Sourced from verified 2025 market data for the Memorial / 77024 submarket

1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>14,580</b> TOTAL POPULATION	<b>149,200</b> TOTAL POPULATION	<b>415,800</b> TOTAL POPULATION
<b>21,100</b> DAYTIME POPULATION	<b>232,400</b> DAYTIME POPULATION	<b>541,600</b> DAYTIME POPULATION
<b>\$216,400</b> AVG. HOUSEHOLD INCOME	<b>\$135,800</b> AVG. HOUSEHOLD INCOME	<b>\$114,900</b> AVG. HOUSEHOLD INCOME
<b>44.8</b> MEDIAN AGE	<b>38.9</b> MEDIAN AGE	<b>36.9</b> MEDIAN AGE

*\* 2025 demographic data. Source: CoStar / market research comparable to Town & Country Village submarket data. The Memorial / 77024 area consistently ranks among Houston's top zip codes by household income.*

## Yichin, Jill, Tsai

Commercial Real Estate Brokerage · Houston, Texas

### Listing Contact

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TX Real Estate License | TREC Regulated

READY TO TOUR THIS SPACE?

SCHEDULE A PRIVATE TOUR

12649 Memorial Drive

Suite F

Houston, TX 77024

±2,270 SF · \$25.80 /SF/YR NNN · Available Immediately

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