



RETAIL — FOR LEASE

±2,400 SF 2nd Gen Salon    ±4,600 SF Two-Story, Dismissible    GALLERIA AREA



## HIGHLIGHTS

- Prime Galleria-Area Location
- Excellent Visibility & Access on Fountain View
- Two-Story Identity Opportunities
- Strong Surrounding Retail & Daytime Population
- Undergoing Exterior Façade Renovations
- New ±9,000 SF Restaurant Coming Soon Nearby
- Traffic Counts: 19,000 CPD / 21,000 CPD

## IDEAL USES

*Retail · Spa/Salon · Gym/Fitness · Medical · Financial Services · Office*

## ABOUT THE PROPERTY

Position your business in one of Houston's most desirable Galleria-area corridors. This highly visible retail center features prime Fountain View frontage and is currently undergoing exterior façade renovations, along with a new ±9,000 SF restaurant coming soon to drive additional traffic. Two-story suites will be delivered in vanilla box condition.





**±2,400 SF**

### 2nd Gen Salon

Striking double-height ceilings with an efficient existing layout — ideal for salon, med spa, Pilates, boutique fitness, or wellness concepts.

**±4,600 SF**

### Two-Story Suite — Dismissible

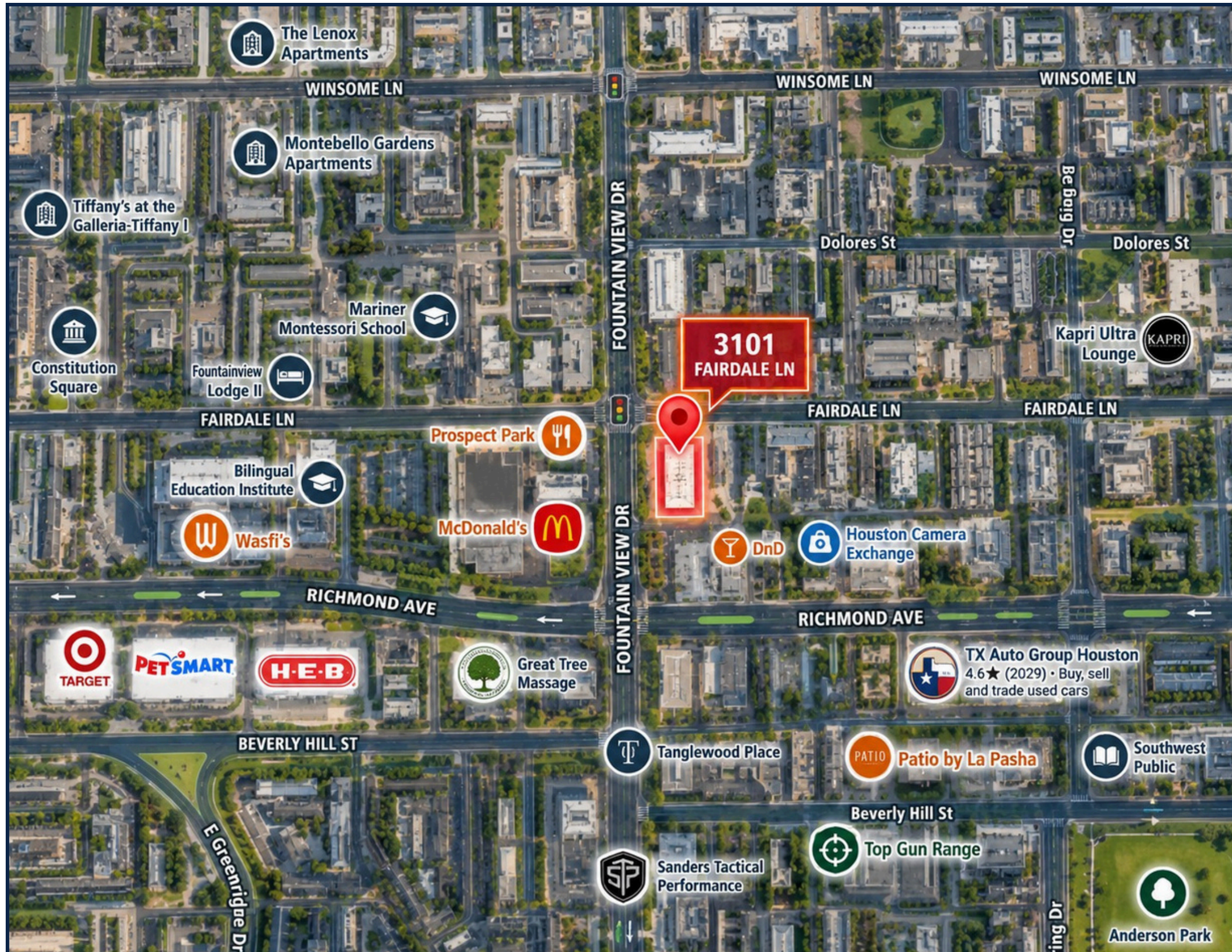
Currently being converted to vanilla box and can be demised. Excellent flexibility for a wide range of retail or service uses.



### LEASING NOTE

Contact for pricing, tours, and additional details. Future façade renovation coming soon to the center.





### TRAFFIC COUNTS

**19,000**

CPD — Fountain View Dr

**21,000**

CPD — Richmond Ave

### CONTACT

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