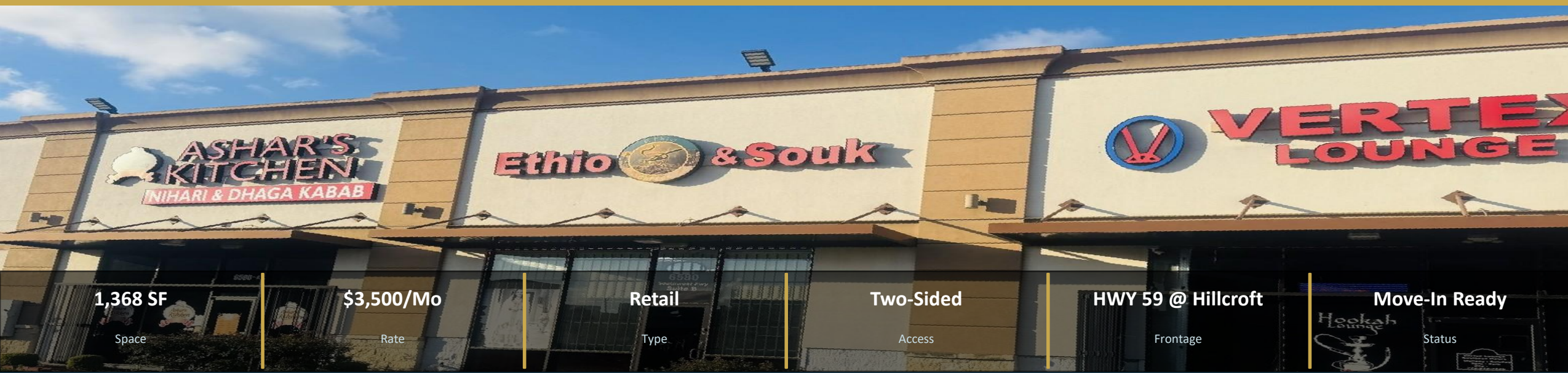


6580 SW Fwy, Suite B

Houston, TX 77074 | Retail Space For Lease

FOR LEASE



\$3,500 / Month | 1,368 SF | Suite B

[▶ Watch Property Video](#)



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kw MEMORIAL
KELLERWILLIAMS, REALTY

Prime retail opportunity at 6580 SW Fwy, Suite B — positioned at one of Houston's highest-traffic corridors with two-sided exposure at US-59 and Hillcroft. 1,368 SF of move-in ready space with private bathroom, sink, and tile flooring throughout.



Interior — Suite B



Open Floor Plan

PROPERTY HIGHLIGHTS

Move-In Ready

Clean, well-maintained space with tile flooring, LED panel lighting, and drop ceiling — ready for immediate occupancy.

Two-Sided Frontage

Dual street exposure at US-59 (Southwest Freeway) and Hillcroft Ave — one of Houston's highest-visibility retail corners.

High Traffic & Exposure

Exceptional daily traffic counts on US-59. Maximum brand visibility for any retail, service, or food/beverage concept.

Private Bathroom & Sink

Suite includes a dedicated private restroom and sink — ideal for personal services, medical, or food-prep operations.



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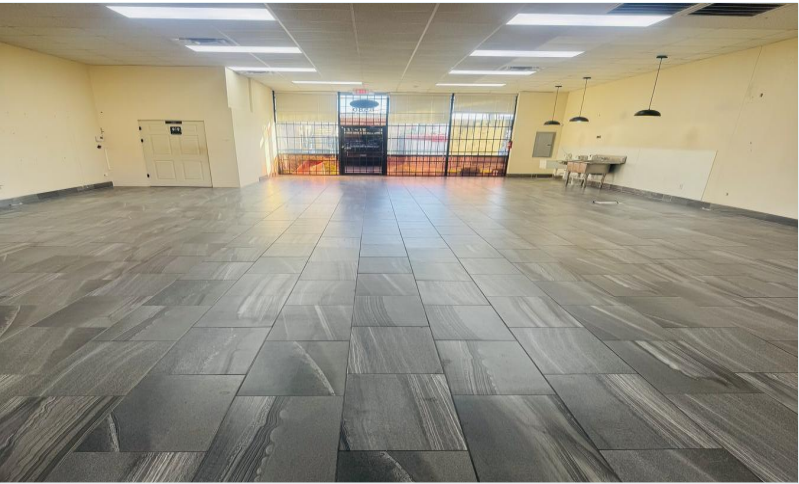




Building Exterior — Street View



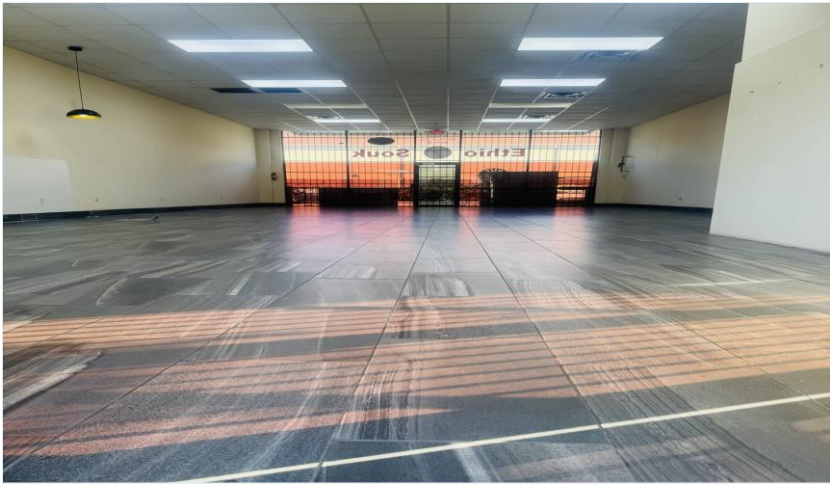
Aerial — US-59 @ Hillcroft



Interior — Suite B (Tile Floor)



Interior — Open Floor Plan



Interior — Front Entry



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US-59 SW Fwy @ Hillcroft — Subject Site



SPACE SPECIFICATIONS

Address	6580 SW Fwy, Suite B, Houston TX 77074
Available SF	1,368 SF
Space Type	Retail / Storefront
Monthly Rate	\$3,500/Month
Condition	Move-In Ready
Frontage	Two-Sided — HWY 59 & Hillcroft
Bathroom	Private Restroom & Sink
Flooring	Tile Throughout
Ceiling	Drop Ceiling / LED Lighting
Parking	On-Site Shared Parking
Access	Two-Sided Ingress/Egress
Ideal For	Retail · Service · Food · Medical

▶ Watch Property Video: youtube.com/shorts/1NS5627V7xM



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Houston Texas

Houston is a global leader in international trade, with strong economic and cultural ties around the world. One of just five cities connecting to all six inhabited continents — a key center for manufacturing, logistics, and finance. The port of Houston and its airport system support access to global markets, making it an ideal hub for international business.

Houston's economy has diversified well beyond oil — now the 7th largest in the U.S. — with the nation's youngest and most diverse talent pool, cementing its status as a top headquarters city in the Americas.

7.3M

Houston MSA Population

\$557B

MSA GDP 2023

4th

Most Populous U.S. City

#1

Largest City in Texas

0%

State Income Tax



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KELLERWILLIAMS, REALTY

6580 SW Fwy, Suite B — Retail For Lease

Houston, TX 77074 | 1,368 SF | \$3,500/Month

- 1,368 SF retail space — move-in ready
- Two-sided frontage: US-59 SW Fwy & Hillcroft
- High traffic & maximum brand visibility
- Private restroom and sink included
- Tile flooring & LED lighting throughout
- Drop ceiling, open floor plan
- Shared on-site parking
- Ideal: retail, service, food, medical, office
- Monthly Rate: \$3,500/Month

Contact Listing Broker



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A **LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty Memorial Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9000862 License No.	klrw10@kw.com Email	(713) 461-9393 Phone
Michael Bossart Designated Broker of Firm	588215 License No.	michaelb@kw.com Email	(713) 461-9393 Phone
Roger Aad Licensed Supervisor of Sales Agent/ Associate	692211 License No.	rogeraad@kw.com Email	(713) 461-9393 Phone
Sepi Akhavi Sales Agent/Associate's Name	600771 License No.	sepiakhavi@kw.com Email	713-461-9393 Phone
INITIAL Buyer/Tenant/Seller/Landlord Initials	INITIAL	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals. All financial data should be verified by the party.

Legal questions should be discussed with an attorney. Tax questions with a certified public accountant or tax attorney. Title questions with a title officer or attorney.

All properties and services are marketed by Sepi Akhavi with all applicable fair housing and equal opportunity laws. Information submitted subject to errors, omissions, change of price, prior sale, lease or financing, or withdrawal without notice.



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