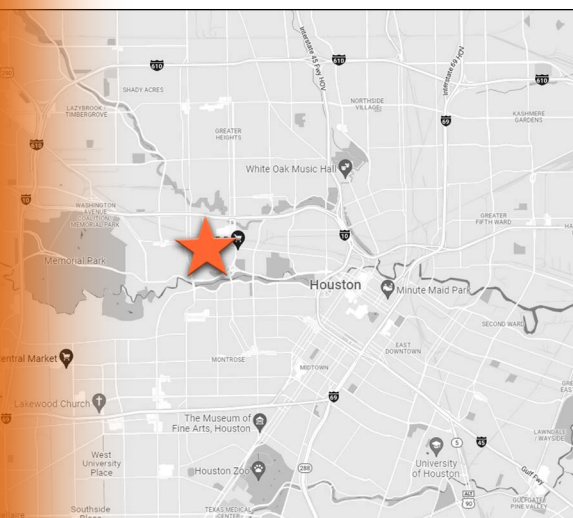


WASHINGTON AVE - 2ND GEN RESTAURANT

4601 WASHINGTON AVENUE, HOUSTON, TEXAS 77007

PROPERTY INFORMATION:

- 3,446 SF End Cap Space Available w/ covered patio
- 2nd Generation Restaurant space fully built out
- Minutes from I-10 Katy Freeway
- Free customer parking in adjoining garage
- Great Visibility
- High Density Area
- 10 minutes from CBD
- Lease Rate: \$45.00 PSF + \$15.50 PSF NNN 's



SCAN ME

Contact: Jennifer Orr
832-439-5014



Tel: 713.468.2600 | Fax: 713.468.7774
4601 Washington Ave, Ste. 220
Houston, Texas 77007

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WASHINGTON AVE - 2ND GEN RESTAURANT

4601 WASHINGTON AVENUE, HOUSTON, TEXAS 77007

Demographics:

1 Mile Radius

2021 Population: 30,241
2026 Proj. Population: 37,684
Total Daytime Pop: 34,952
Avg HH Income: \$169,813

2 Mile Radius

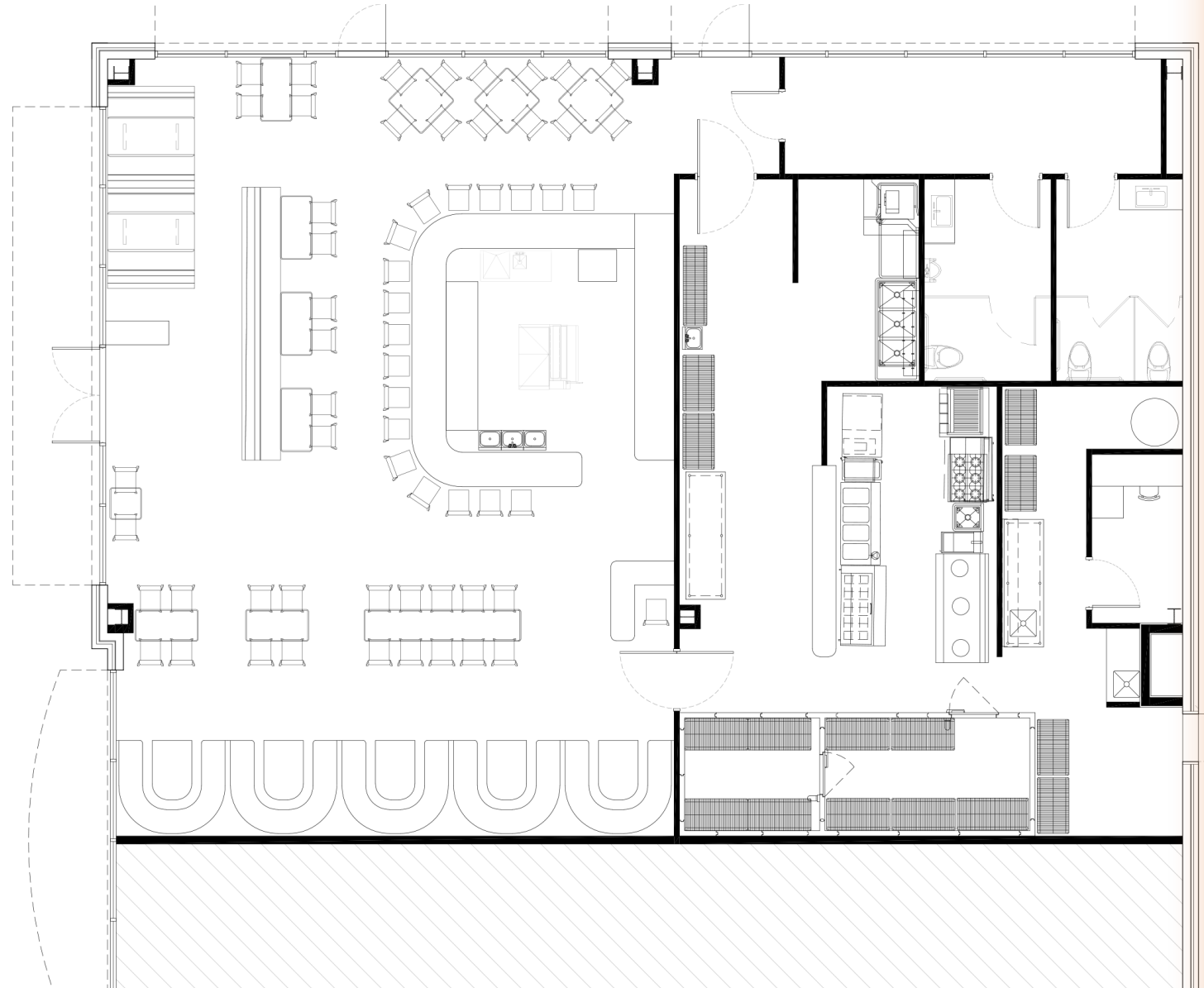
2021 Population: 88,336
2026 Proj. Population: 104,755
Total Daytime Pop: 100,710
Avg HH Income: \$163,572

3 Mile Radius

2021 Population: 190,393
2026 Proj. Population: 223,005
Total Daytime Pop: 311,187
Avg HH Income: \$147,135

5 Mile Radius

2021 Population: 482,954
2026 Proj. Population: 541,391
Total Daytime Pop: 808,188
Avg HH Income: \$132,826



SCAN ME

Contact: **Jennifer Orr**
832-439-5014

WASHINGTON AVE - 2ND GEN RESTAURANT

4601 WASHINGTON AVENUE, HOUSTON, TEXAS 77007



WASHINGTON AVENUE
(60' R.O.W. PLAT)



Traffic Counts:

Washington Avenue:

19,560 VPD (Kalibrate 2021)

Shepherd Drive:

21,952 VPD (Kalibrate 2021)

Durham Drive:

19,160 VPD (Kalibrate 2021)



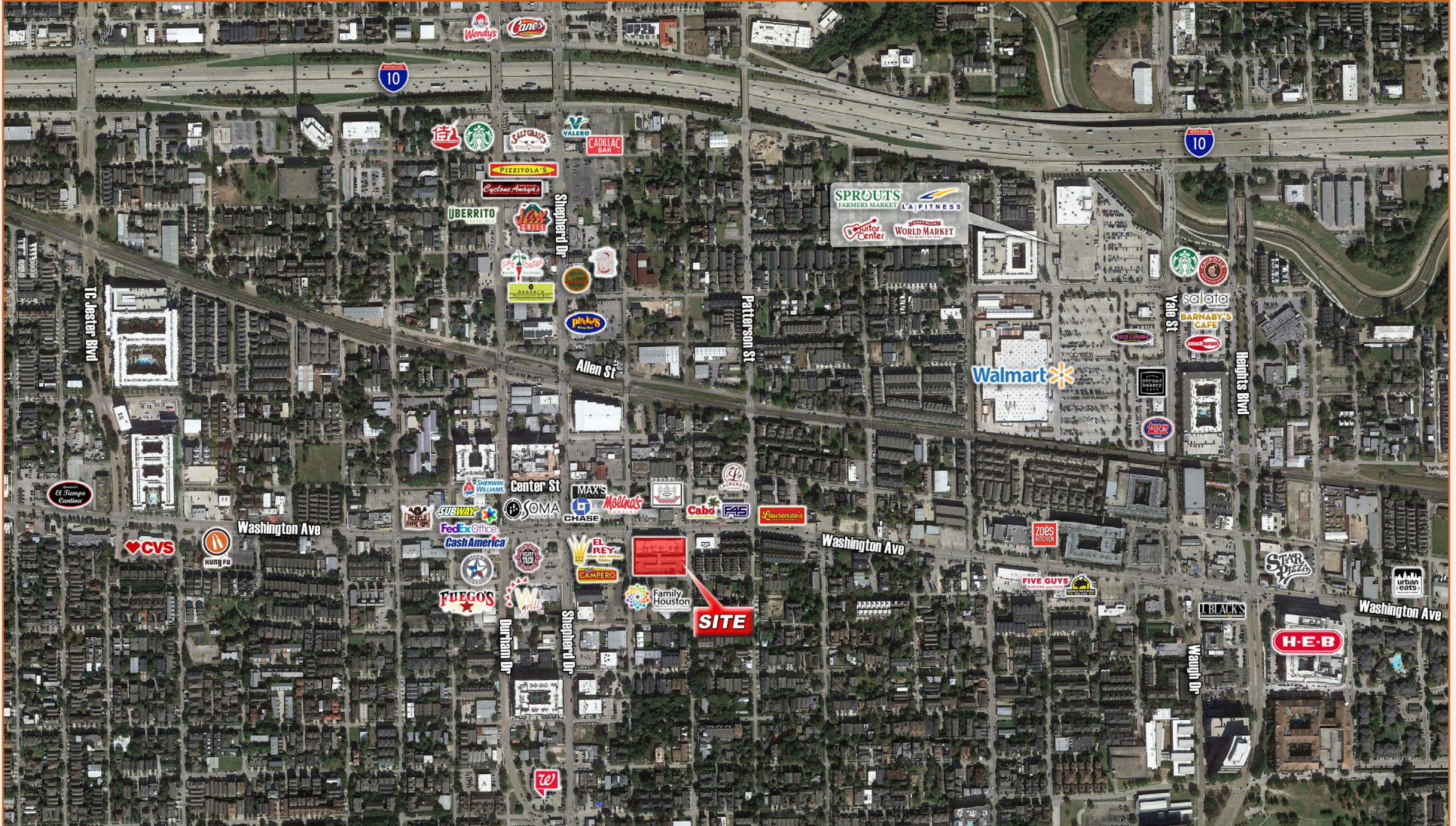
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WASHINGTON AVE - 2ND GEN RESTAURANT

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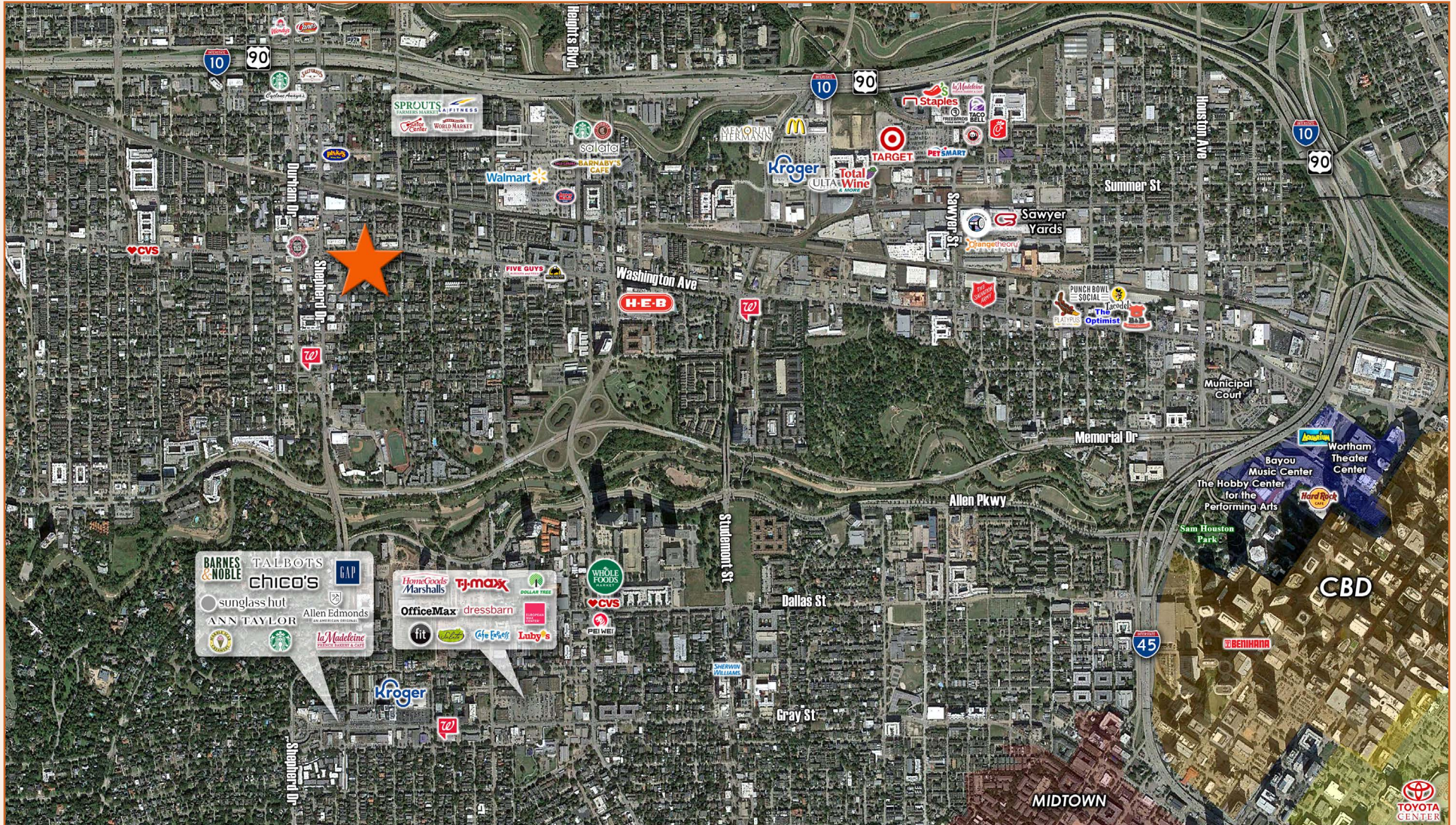
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