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8422 HIGHWAY 6 NORTH
HOUSTON, TX 77095

FOR LEASE



Q.S.R. WITH DRIVE-THRU



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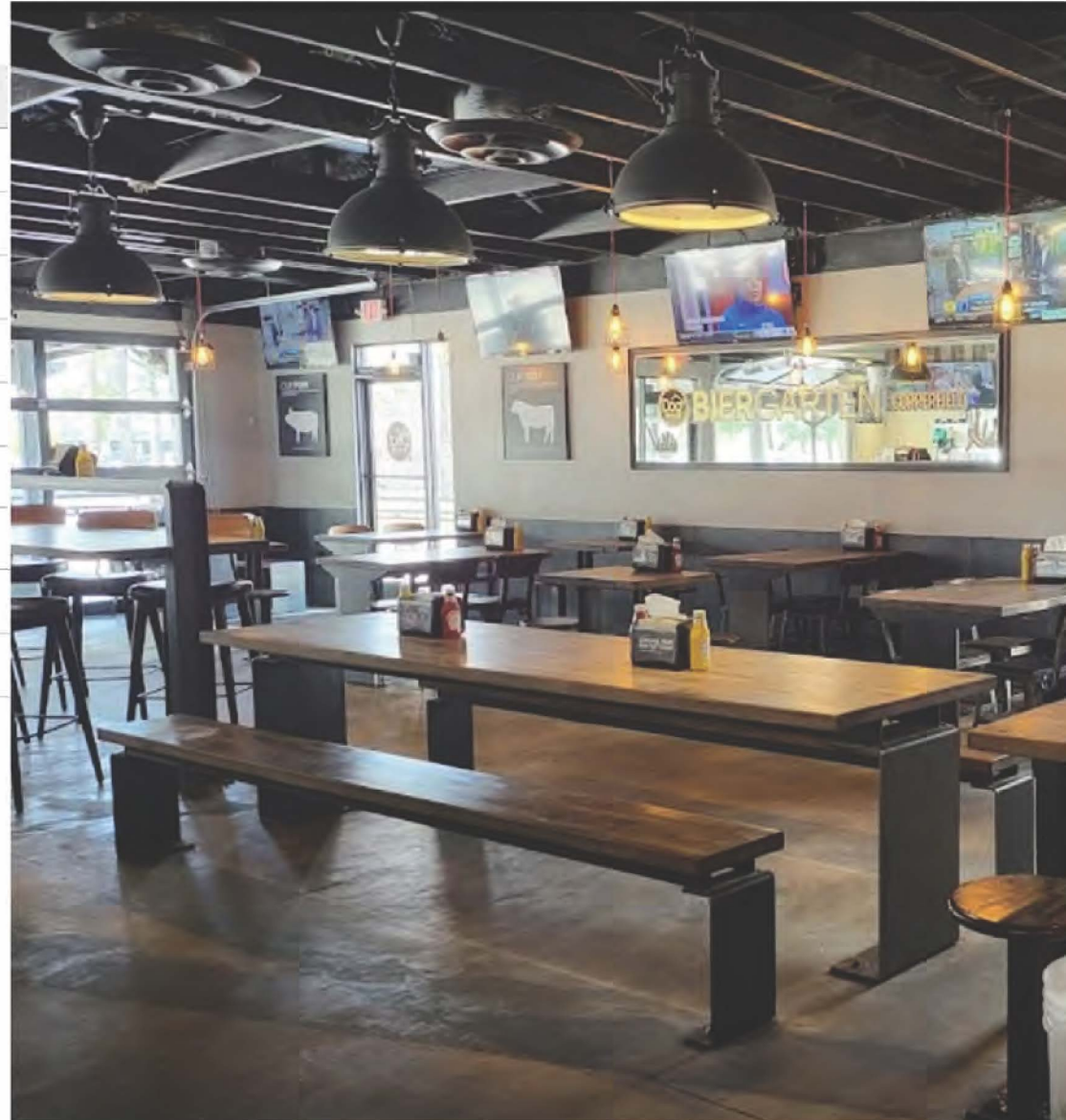
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OFFERING SUMMARY

FOR LEASE

PROPERTY DESCRIPTION

Property Address	8422 Highway 6 North
City, State, ZIP	Houston, Texas 77095
Lease Rate	Asking \$185,000 / Year
Taxes	NNN
Insurance	NNN
CAM	NNN
Roof & Structure	Tenant Responsible
Building Size	3,879 SF
Land Size	0.98 Acres
A.P.N(S)	1153250010075





RADIUS FROM PROPERTY

POPULATION POPULATION DENSITY 336,645+ Residents Within a 5-Mile Radius

Population	1-MILE	3-MILE	5-MILE
Estimated Population (2021)	17,365	134,687	336,645
Projected Population (2026)	18,166	140,700	356,875
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2021)	6,807	47,088	112,146
Projected Households (2026)	7,095	48,966	118,108

HOUSEHOLD AVERAGE HOUSEHOLD INCOME \$100,584 Within a 5-Mile Radius

Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2021)	\$94,527	\$94,037	\$100,584
Median Household Income (2021)	\$71,490	\$72,173	\$76,511
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2021)	598	4,323	10,566
Total # of Employees (2021)	4,865	49,912	111,444

HIGHLIGHTS & OVERVIEW



We are pleased to offer to qualified operators, an opportunity to lease a second generation QSR with Drive-Thru in a fast growing neighborhood of Houston, TX.

The subject property is located along State Hwy 6 near its intersection at West Rd which has over 38,100 VPD combined at this hard corner signalized intersection. Surrounding the subject property include retailers such as Chick-fil-A, Firestone Complete Auto Care, El Pollo Loco, Planet Fitness, Wendy's, AutoZone, Kroger, Whataburger. Additionally, Cypress Pointe Health just completed its construction of a \$14 million, 35,000 SF senior care center at the West Rd and State Hwy 6 intersection in 2020.



LEASE HIGHLIGHTS

Rare Quick Service Restaurant with Drive-Thru

Indoor and Outdoor seating Areas

Full Bar area, with over 20 Taps and with access to exterior seating area, via Roll-Up Door.

Houston, TX - Strong Population Growth - Excellent Demographic Trends.

Positioned on State Hwy 6 - Intersects with West Rd -Over 38,100 VPD

Strong Retail Synergy from Surrounding Retailers;

Chick-fil-A, Firestone Complete Auto Care, Planet Fitness, El Pollo Loco, Wendy's, AutoZone, Kroger, Whataburger





LISTED BY:

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