



THE SHOPS AT MEMORIAL

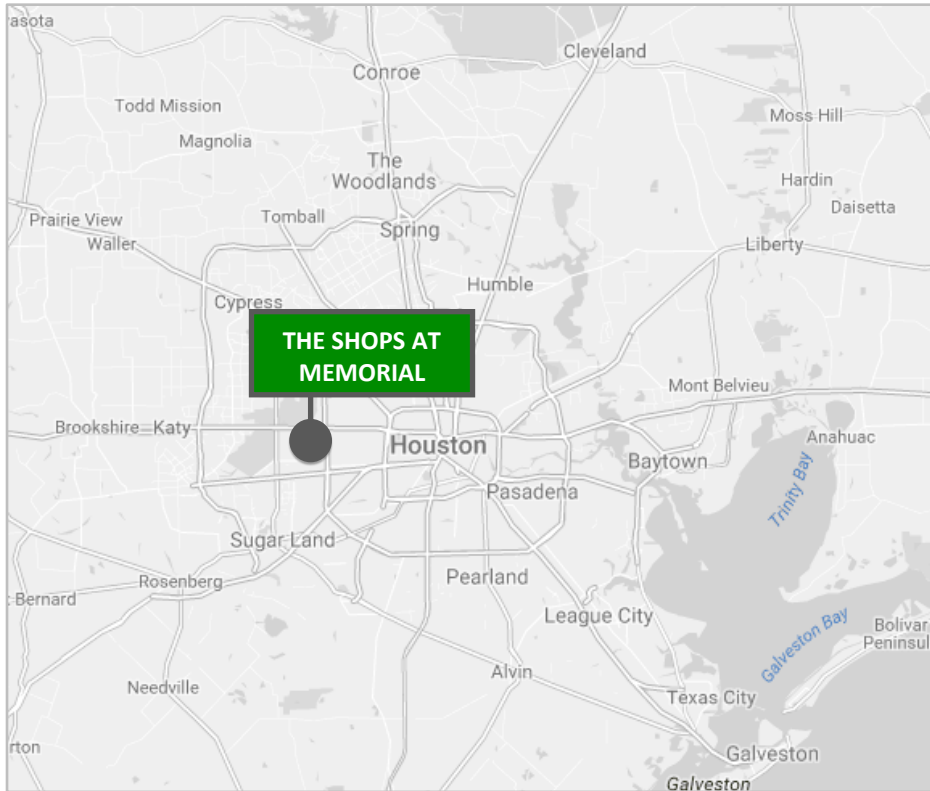
SWC OF MEMORIAL DR & KIRKWOOD RD

14001 – 14079 Memorial Dr, Houston, Harris County, TX 77079

FOR LEASE

David Oliphant | KM REALTY

david@kmrealty.net | 713.275.2603



HIGHLIGHTS

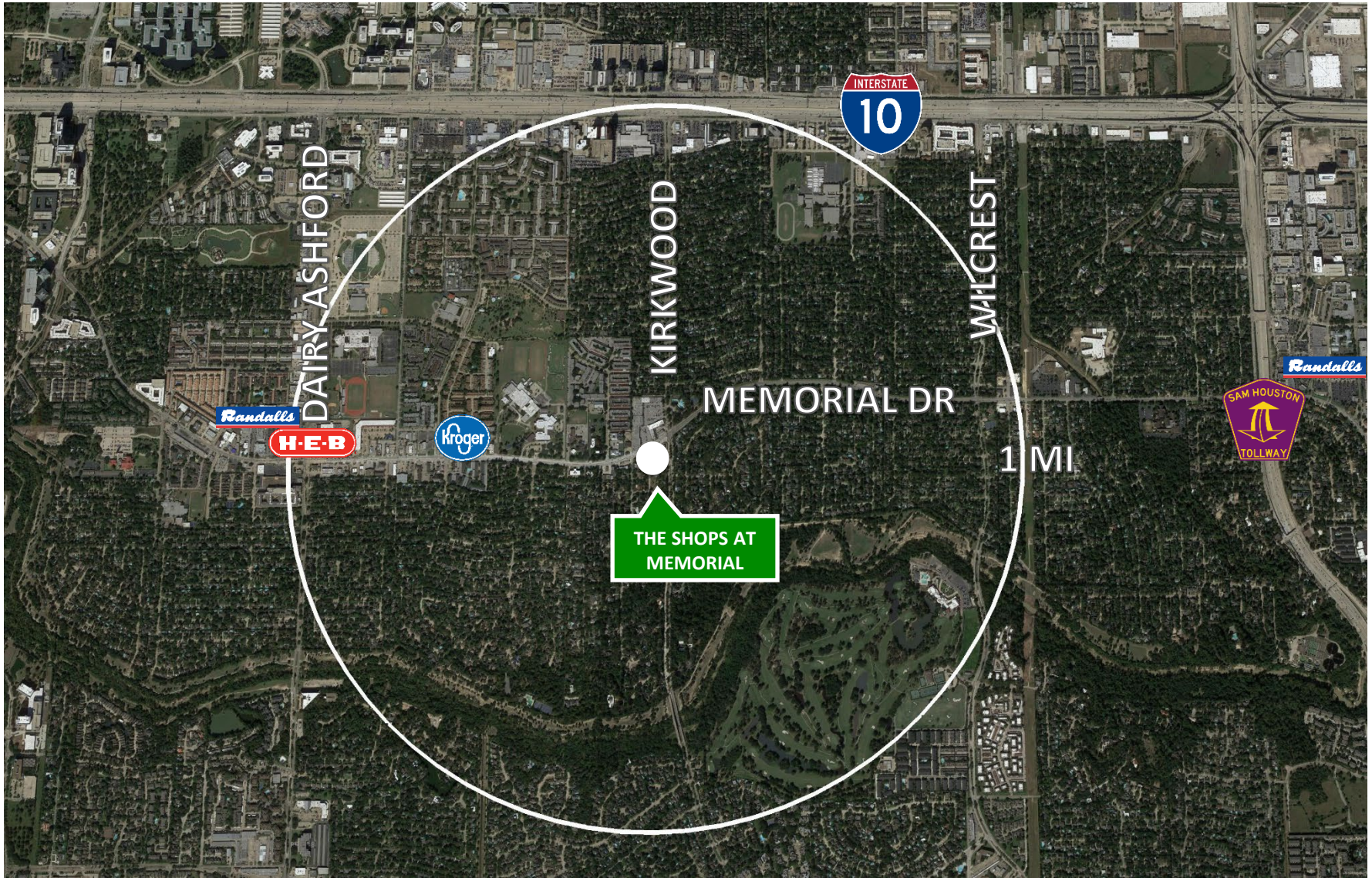
- + Located within Close Proximity to I-10 and The Energy Corridor
- + Recent Road Improvements
- + Multiple Points of Ingress / Egress
- + At Signalized Intersection with High Traffic Counts
- + Excellent Demographics within Affluent Neighborhood
- + Quality Construction
- + High Growth Area
- + Limited Retail Opportunities

DESCRIPTION

Size: 36,714 SF Retail Center on 140,713 SF Land
Built: 1978; Renovated in 2008
Parking: 147 Spaces (4.07 Spaces per 1,000 SF)
Addtl: Monument Sign; Canopy Walkway Along Storefronts
Mgmt: KM Realty

NOTABLE CO-TENANTS





SITE PLAN



TENANT KEY

#	Tenant	SF
14001	Wells Fargo	4,715
14005	Luchi & Joey's	1,640
14011	Dentist	2,500
14013	Sports Clips	1,260
14015	Animal Clinic	1,800
14021	Bacaro Kitchen & Wine	2,304
14025	Available	895
14027	Teeny Tattoo	1,325
14029	Verbena Coffee	1,075
14033	Haven Nails	1,200
14035	Paint	1,750
14039	Donuts	1,200
14041	Rock n Roll it	1,090
14045	CareNow	4,900
14053	UPS Store	1,200
14057	Dryclean Planet	3,600
14071	Shoe Repair	815
14079	Restaurant Available	3,445

SUITE 14025 – 895 SF SPACE (Available Now)



VIEW FROM MEMORIAL



SUITE 14079 – 3445 SF SPACE (Available March 1, 2025)



VIEW FROM MEMORIAL

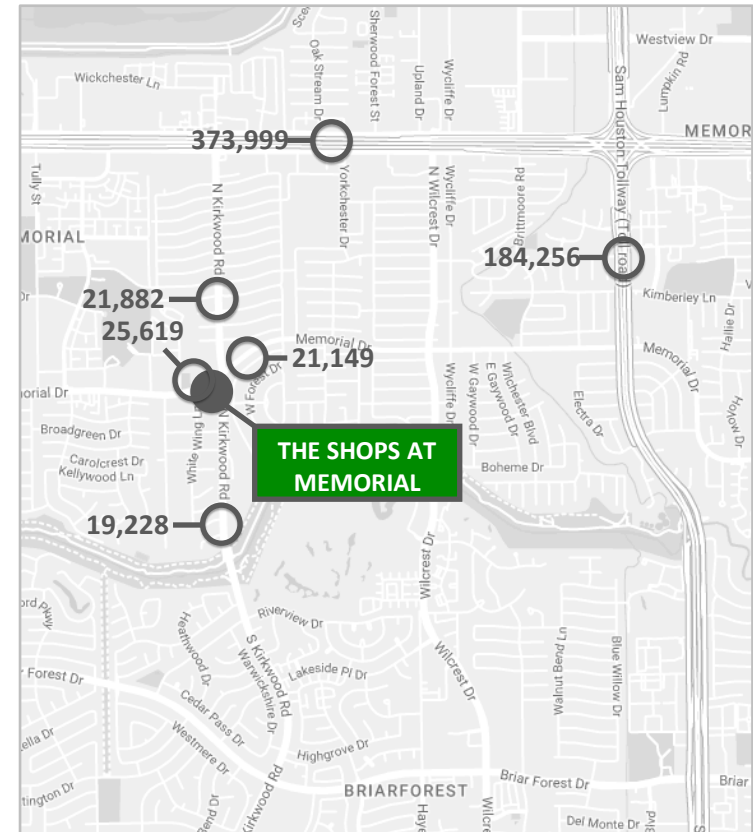


DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2019 Population	16,951	142,288	332,205
2024 Population	18,193	153,479	357,401
Est. 5-yr Growth	7.33%	7.87%	7.58%
Average Age	37.90	37.40	36.50
2019 Population by Race			
White	12,890	95,875	216,641
Black	1,818	24,429	59,064
Am. Indian & Alaskan	95	983	3,498
Asian	1,707	17,433	45,047
Hawaiian & Pacific Island	6	114	419
Other	435	3,454	7,535
Households			
2019 Total Households	6,072	60,822	134,837
HH Growth 2019 – 2024	7.05%	7.51%	7.38%
Median Household Inc	\$103,759	\$72,728	\$57,974
Avg Household Inc	\$135,727	\$107,906	\$90,186
Avg Household Size	2.80	2.30	2.40
2019 Avg HH Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$434,493	\$342,889	\$274,967
Median Year Built	1970	1981	1980
Employment			
Daytime Employment	9,445	100,077	216,958

TRAFFIC COUNTS



Sources: 2016 Houston Urban Traffic Map



EXCLUSIVE LEASING BROKER

David Oliphant
Leasing Associate, KM Realty
713.275.2603 | david@kmrealty.net

KM Realty | Leasing
5555 San Felipe St, Suite 501
Houston, Texas 77056

INFORMATION PRESENTED

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.

