

# 5600 YALE STREET

FOR LEASE:

RETAIL OPPORTUNITY  
ON BUSY YALE STREET



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 **Rockspring**

5600 Yale St offers **700–3,000 SF** of flexible retail or office space within a high-visibility neighborhood shopping center in the heart of Houston's growing **77076 corridor**. This well-positioned strip center sits along a major north–south thoroughfare with steady traffic, strong local demographics, and excellent exposure for any business.

The property includes multiple available suites with **customizable layouts**, ideal for retailers, service businesses, professional offices, boutique concepts, or creative users. One suite also includes **optional yard access**, perfect for outdoor use or expanded operations.

Tenants enjoy convenient **onsite parking**, easy access to major roadways, and close proximity to established neighborhoods, schools, and everyday retail amenities.

**For pricing, investment package, or to schedule a private tour, contact:**

**Aimee Namakarn | 832.725.2294**



**ADDRESS:**

5600 YALE STREET  
HOUSTON, TX 77076

**PRICE:**

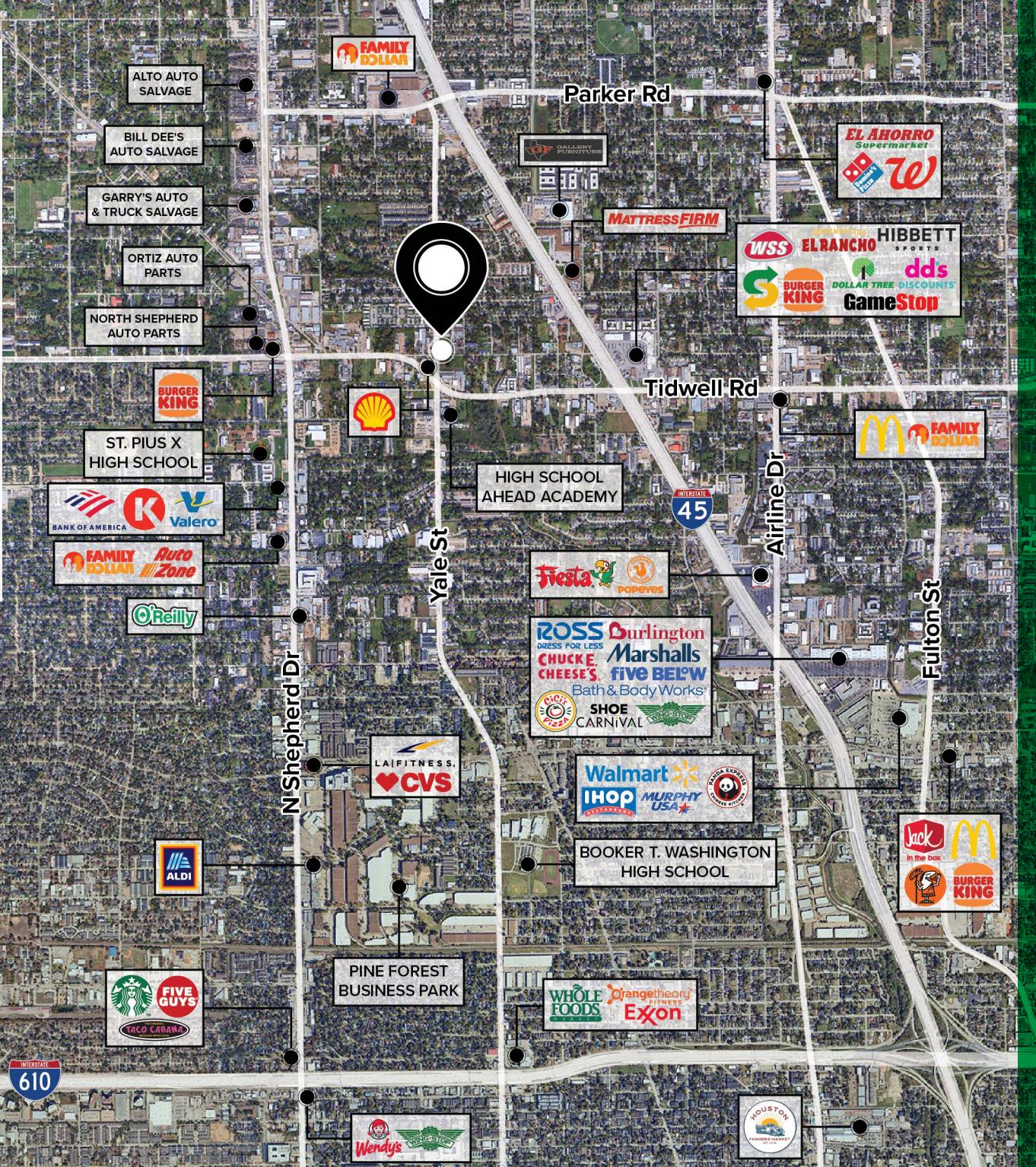
CALL BROKER

**PARKING:**

ON-SITE

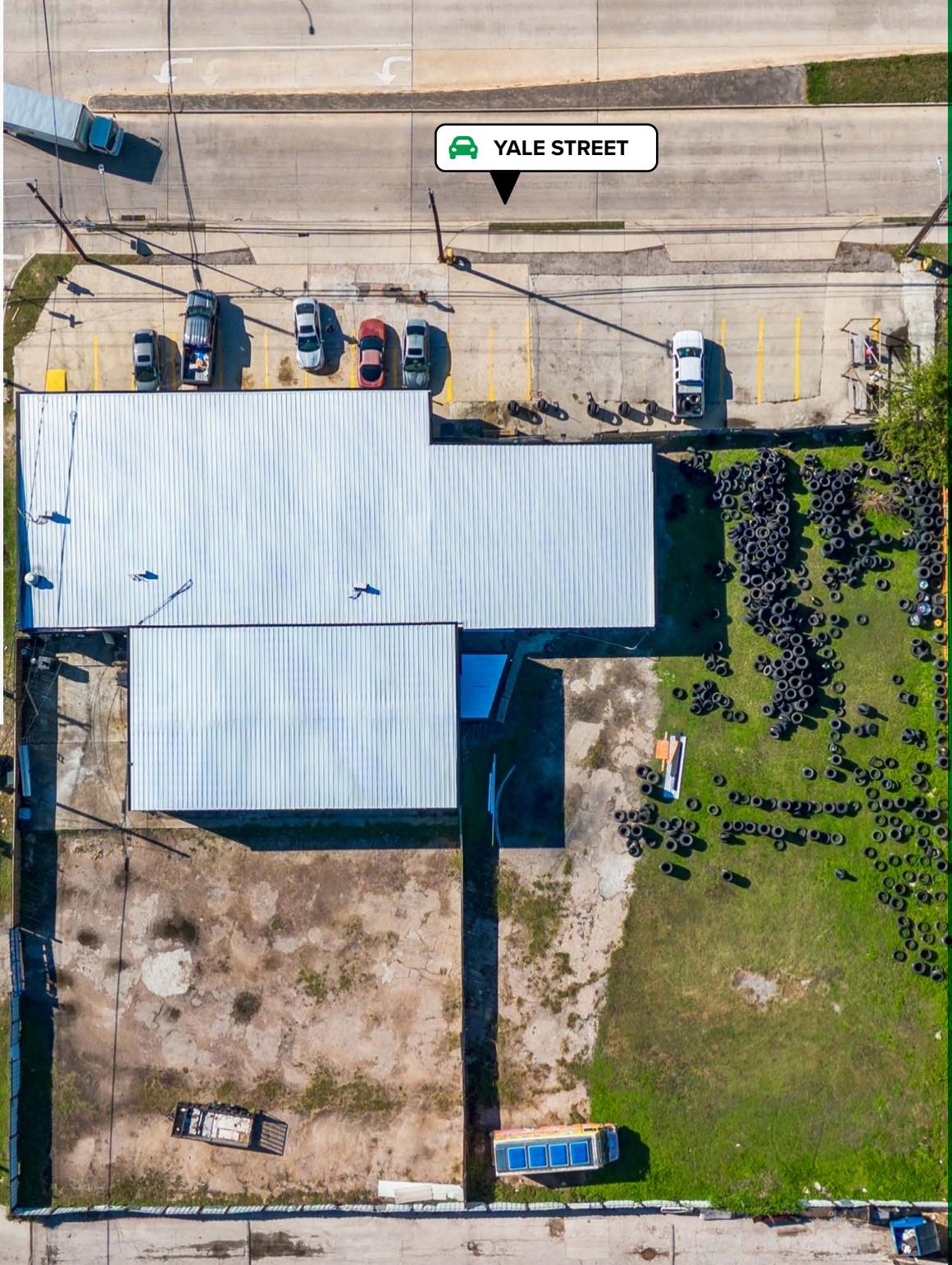
**SIZE:**

700-3,000 SF



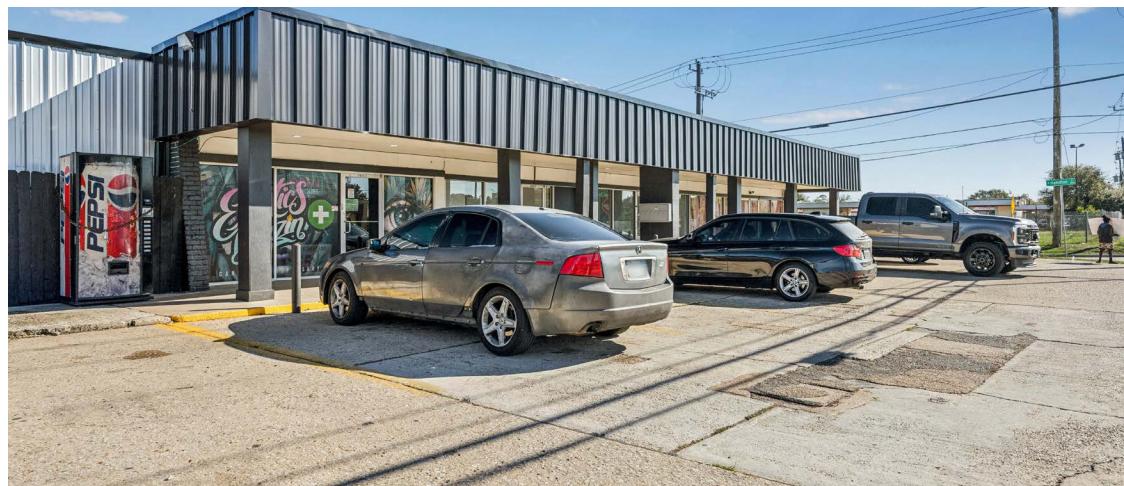
# INVESTMENT **HIGHLIGHTS**

- **Prime Highway Access:** Quick connectivity to I-45, I-610, and Hardy Toll Road for easy regional reach.
- **Major Thoroughfare Frontage:** Strong visibility along Yale Street with steady daily traffic and nearby bus routes.
- **Flexible for Diverse Users:** Suite options (some with yard access) support retail, service, office, and specialty concepts.
- **Convenient Customer Access:** Multiple access points and onsite parking enhance ease of entry for tenants and visitors.
- **High-Demand North Houston Corridor:** Located in a growing 77076 trade area with strong neighborhood density and consistent consumer activity.

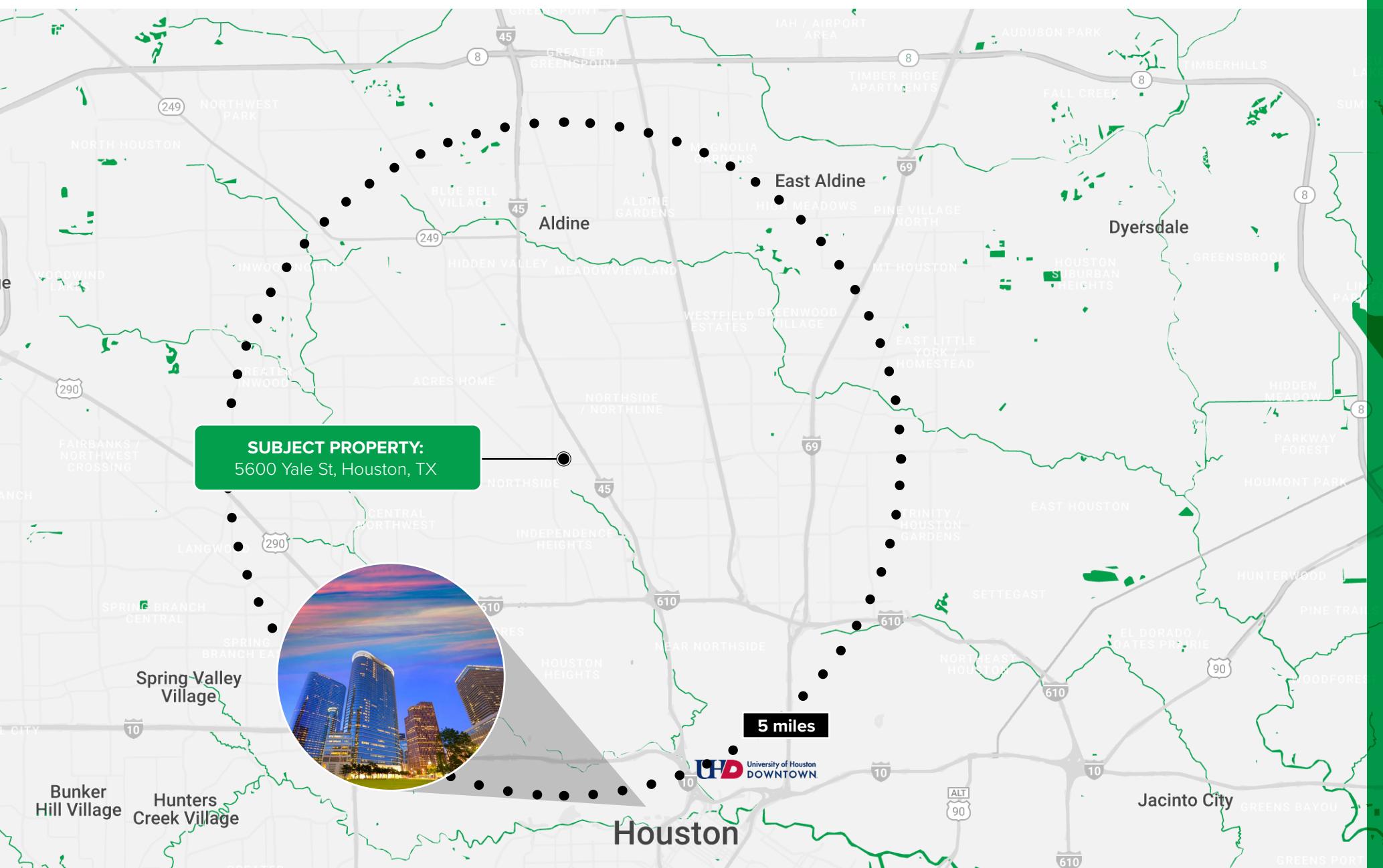


# 5600

## PROPERTY PHOTOS



# 5600



# 5600

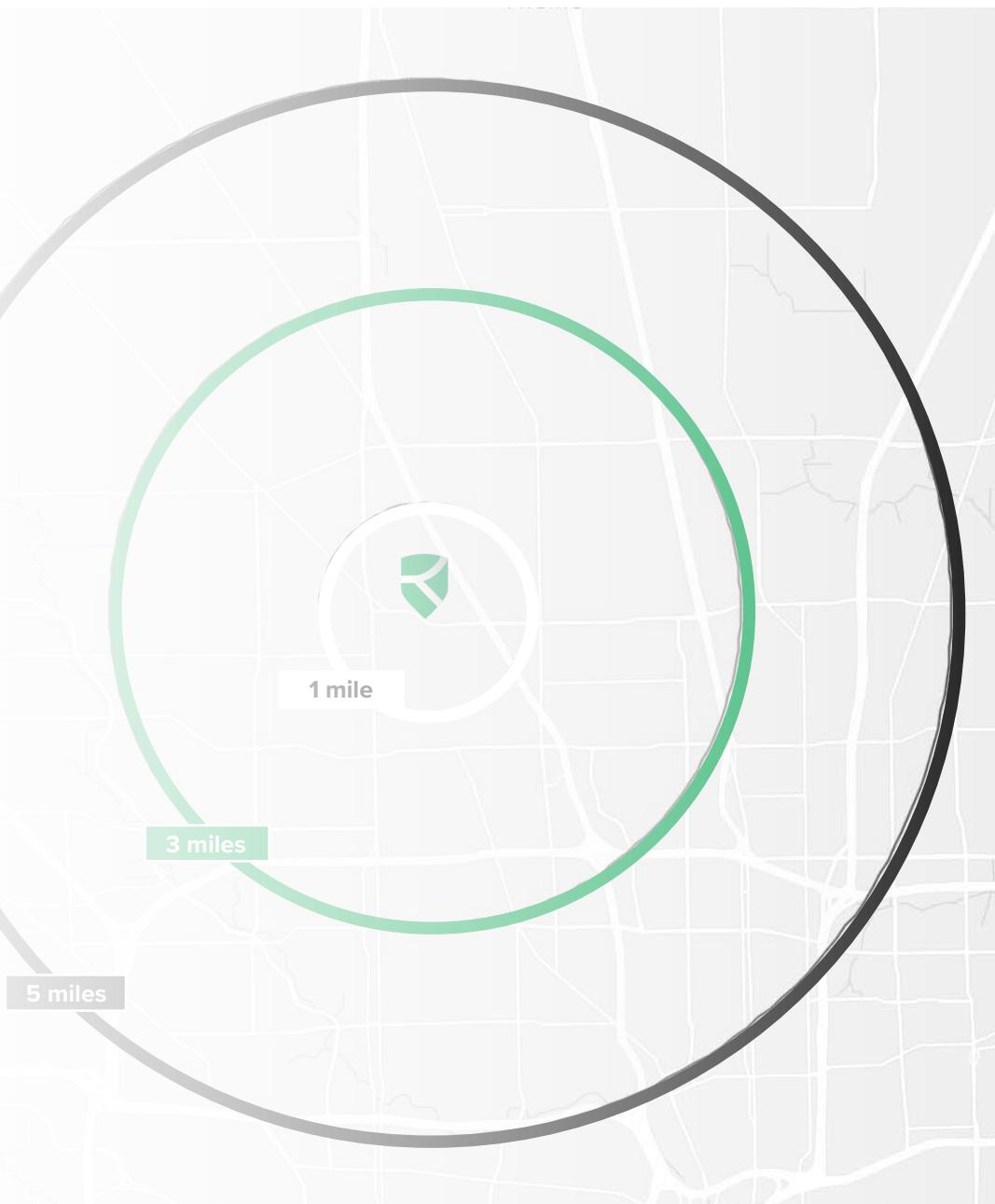
**\$113,970** average household income within 5 miles

Population within 5 miles total **362,367**

## DEMOGRAPHIC DATA

<b>2025 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	17,056	134,430	362,367
Households	6,312	48,922	136,596
Families	3,917	32,193	85,767
Average Household Size	2.68	2.74	2.64
Owner Occupied Housing Units	2,857	28,212	73,338
Renter Occupied Housing Units	3,455	20,710	63,258
Median Age	35.4	35.9	35.4
Median Household Income	\$42,387	\$64,135	\$67,139
Average Household Income	\$61,029	\$107,798	\$113,970

<b>2030 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	17,738	140,131	373,298
Households	6,739	52,338	144,467
Families	4,135	34,025	89,494
Average Household Size	2.61	2.67	2.57
Owner Occupied Housing Units	3,250	30,521	78,894
Renter Occupied Housing Units	3,488	21,817	65,573
Median Age	37.1	37.2	36.4
Median Household Income	\$51,007	\$72,030	\$76,342
Average Household Income	\$67,659	\$118,689	\$124,905



PRESENTED BY

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