



**PRIME INLINE SPACE AVAILABLE**

**1,200 SF on S. Shepherd Dr.**  
HIGH VISIBILITY RETAIL CORRIDOR | INNER LOOP HOUSTON

**Overview**

Position your business along one of Houston’s most dynamic retail corridors. This 1,200 SF inline space offers prime frontage on S. Shepherd, providing strong visibility and consistent daily traffic in the heart of River Oaks/ Montrose.

Surrounded by established local operators and high growth concepts, the property benefits from dense, affluent customer base with immediate access to Westheimer, Richmond, and the SW Freeway. Well suited for boutique retail, beauty, wellness, or service concepts seeking a high visibility Inner Loop location. Call agent for Lease rate!

**Property Highlights**

- 1,200 SF available with direct frontage on S Shepherd Dr.
- High traffic counts and strong daytime population
- Excellent accessibility and shared surface parking
- Proven retail corridor with limited small shop availability
- Dense, affluent demographics River Oaks/ Montrose
- Access to Westheimer, Richmond & SW Freeway

**KEY STATS**

1,200 SQ.FT	INLINE SPACE
INNERLOOP LOCATION	RETAIL ZONING

**LOCATION**



**LISTING BROKER**

**CESAR ZAVALA**

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