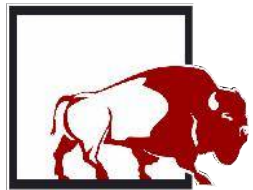


**UNDER COMPLETE RENOVATION**



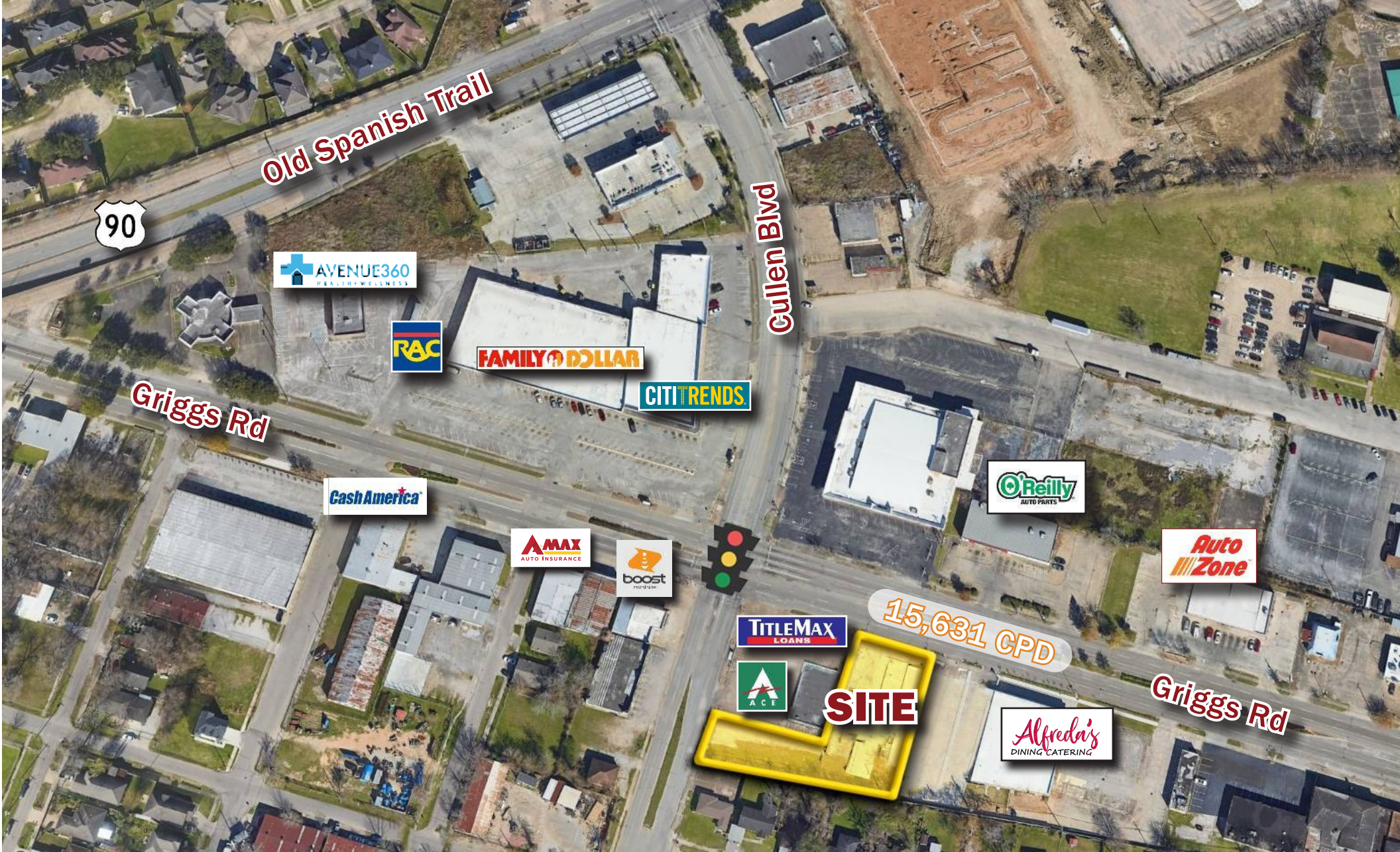
**BUFFALO**  
REAL ESTATE  
PARTNERS, INC.

**FOR LEASE - 5,680 SF RETAIL SPACE**

**4518 Griggs Rd, Houston, TX 77021**

**1,300 SF - 5,680 SF AVAILABLE | LEASE RATE: \$24 PSF + NNN | TI ALLOWANCE: NEGOTIABLE**

FOR INFORMATION: Justin Patchen | 713-222-1400 | [Justin@BuffaloREP.com](mailto:Justin@BuffaloREP.com) | [BuffaloREP.com/Griggs](http://BuffaloREP.com/Griggs)



Old Spanish Trail

90

Cullen Blvd

AVENUE360  
HEALTH & WELLNESS

RAC

FAMILY DOLLAR

CITITRENDS

Griggs Rd

Cash America

AMAX  
AUTO INSURANCE

boost  
mobile

TITLEMAX  
LOANS

ACE

O'Reilly  
AUTO PARTS

Auto  
Zone

15,631 CPD

**SITE**

Griggs Rd

Alfreda's  
DINING CATERING



# FOR LEASE - 5,680 SF RETAIL SPACE

4518 Griggs Rd, Houston, TX 77021

FOR INFORMATION: [Justin Patchen](mailto:Justin.Patchen@BuffaloREP.com) | 713-222-1400 | [Justin@BuffaloREP.com](mailto:Justin@BuffaloREP.com) | [BuffaloREP.com/Griggs](http://BuffaloREP.com/Griggs)

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## DEMOGRAPHICS (2022)

### EST. POPULATION

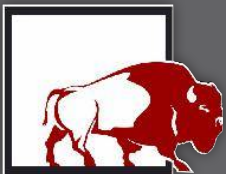
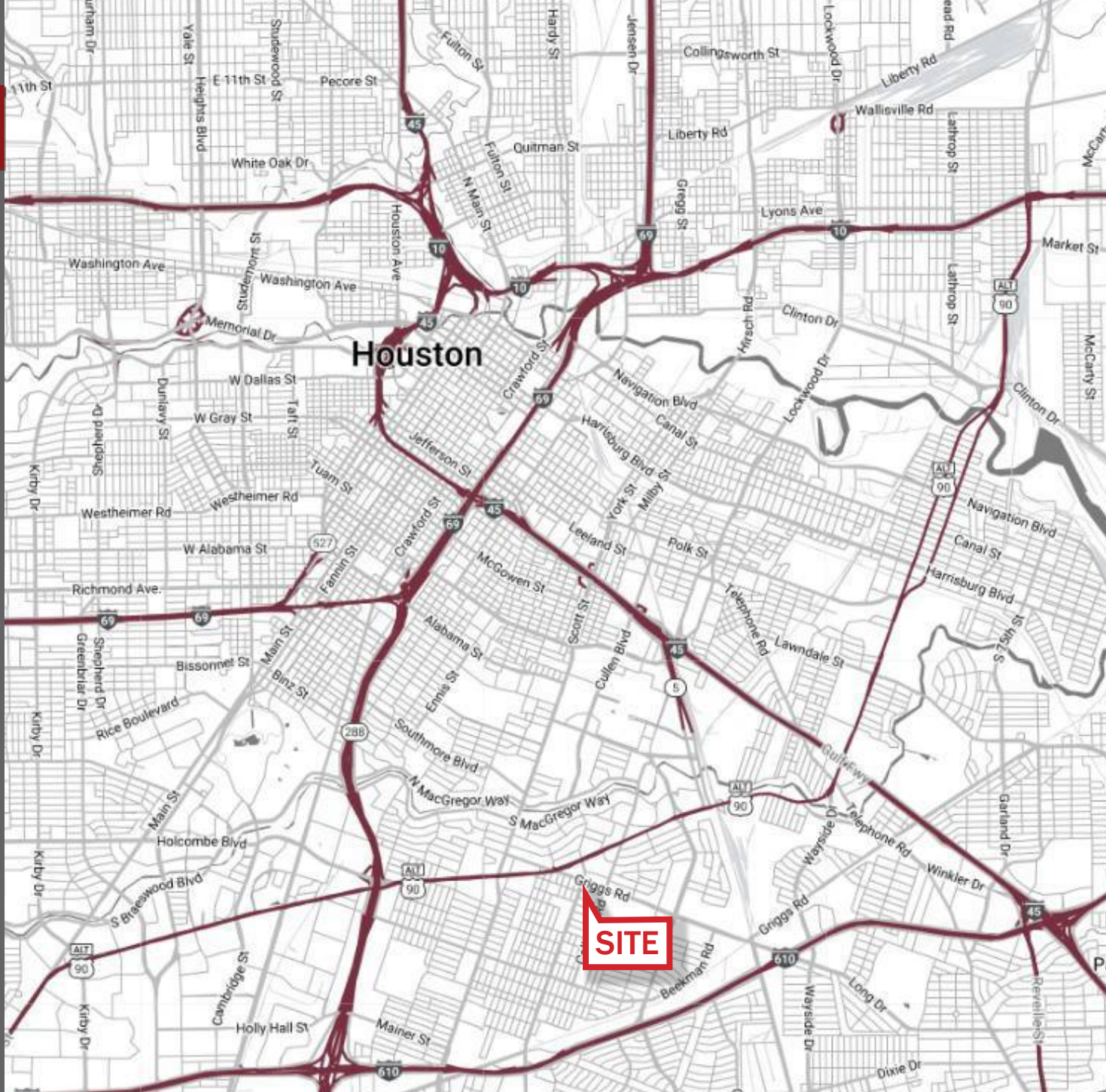
|          |           |
|----------|-----------|
| 1 MILE   | 17,676    |
| 5 MILES  | 432,440   |
| 10 MILES | 1,395,155 |

### AVERAGE HH INCOME

|          |          |
|----------|----------|
| 1 MILE   | \$64,012 |
| 5 MILES  | \$82,904 |
| 10 MILES | \$90,651 |

### TRAFFIC COUNT (CPD)

|                       |        |
|-----------------------|--------|
| NE Cullen Blvd:       | 7,269  |
| W Cullen Blvd:        | 15,631 |
| SW Old Spanish Trail: | 11,384 |



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## PROPERTY OVERVIEW

### FEATURES

- Under Complete Renovation
- Access From Cullen & Griggs
- Pylon Sign Available
- Corner Visibility
- 33 Parking Spaces

### LEASE RATE

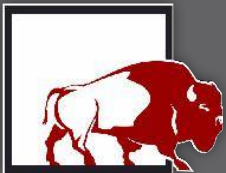
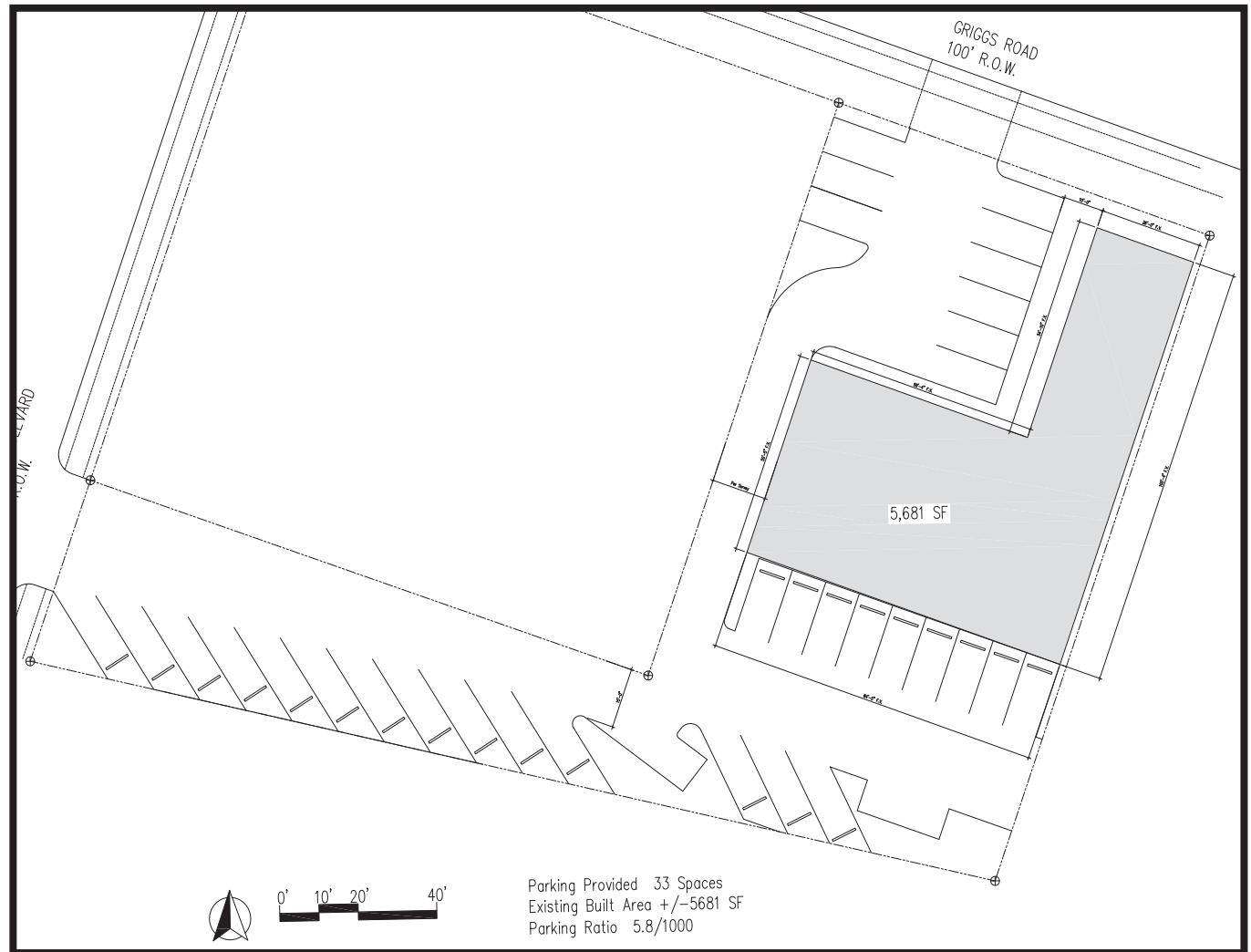
\$24.00 PSF + NNN

### TI ALLOWANCE

NEGOTIABLE

### SPACE AVAILABLE

1,300 SF - 5,680 SF



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