



TRACE
PHARMACY

ESTRELLA
INSURANCE

LUCKY TREND HAIR SALON

TATTOOS

total wireless

GREENBERG & COMPANY
COMMERCIAL REAL ESTATE BROKERAGE FIRM

8104 SOUTHWEST FRWY | HOUSTON TX 77074

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 713.778.0900

1,200 SF
AVAILABLE

1,377 SF
AVAILABLE

1,000 SF
AVAILABLE



Please DO NOT DISTURB TENANTS. Shown by appointment only.

PROPERTY DETAILS

Built in 2004, this is a multi-tenant single-story retail shopping center located on the southwest corner of the Southwest Freeway and Beechnut St. It is constructed as concrete block and steel-frame building, with an architectural aluminum-framed plate glass storefront and aluminum-frame glass doors. The site consists of 35 parking spaces. Prime frontage exposure along the Southwest Freeway. It is located approximately 11 miles southwest of the Houston Central Business District. Nearby the city's largest and most sophisticated suburban medical facility, Memorial Hermann Southwest Hospital.

- Major Thoroughfare
- Great Visibility
- High Traffic Counts

Available Space: 1,200 SF | 1,377 SF | 1,000 SF

Lot Size: 0.53 Acres

Building Size: 6,677 SF

Market: Southwest

- Excellent Location
- High Exposure
- End-Cap Available

DAVID GREENBERG

DAVID@GREENBERGCOMPANY.COM

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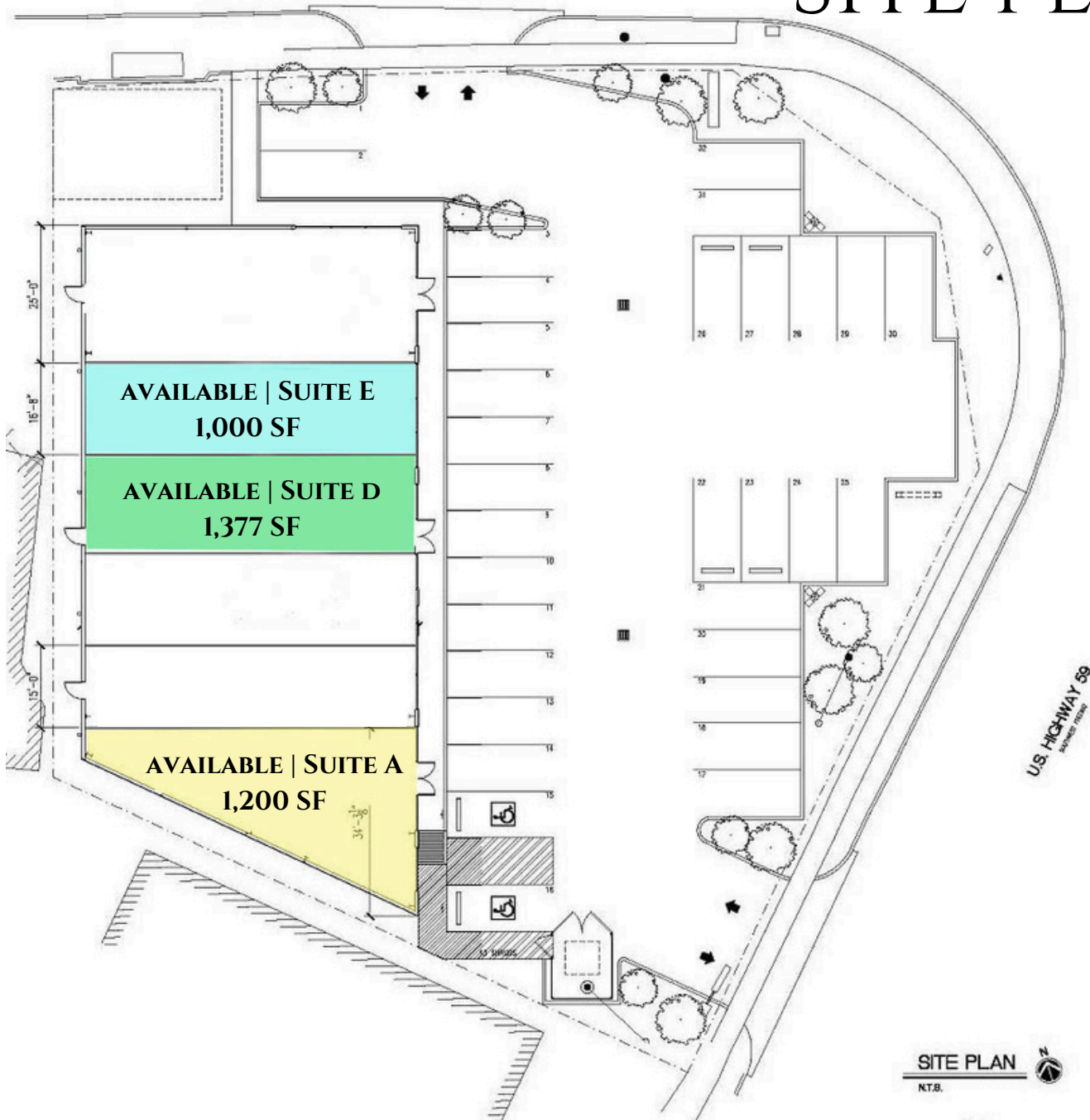
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BEECHNUT STREET

SITE PLAN



SITE PLAN
N.T.S.

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**MEMORIAL[®]
HERMANN**
Heart & Vascular Institute

SITE

TRAFFIC COUNTS

BEECHNUT ST @ SW FRWY: 29,840 VPD
MARY BATES BLVD @ BEECHNUT ST: 36,971 VPD



NEARBY RETAILERS



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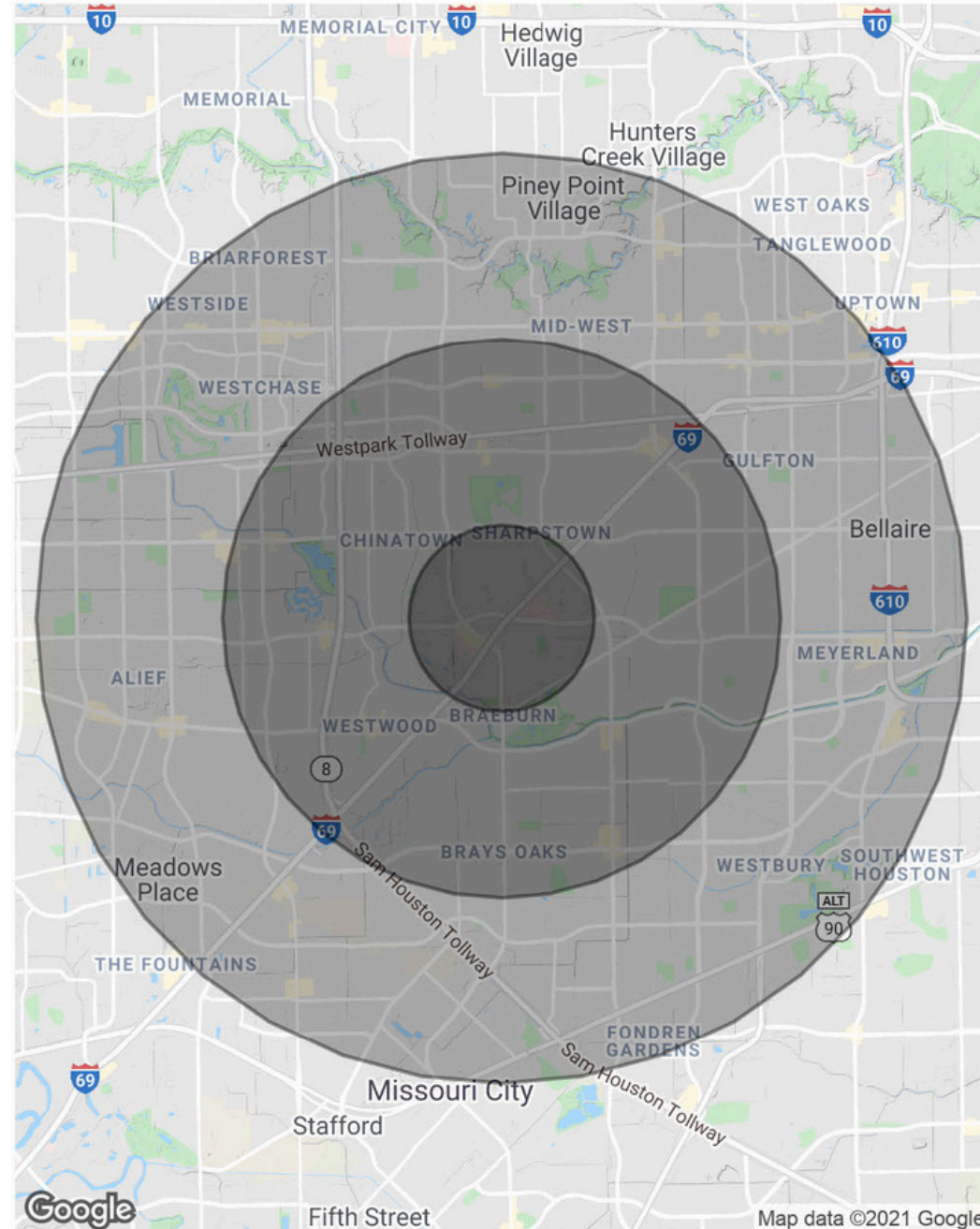
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,236	252,113	569,729
Average age	35.4	33.1	34.3
Average age (Male)	32.7	30.2	36.1
Average age (Female)	35.7	33.2	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,999	87,827	213,568
# of persons per HH	2.8	2.8	2.6
Average HH income	\$57,261	\$48,637	\$69,435
Average house value	\$150,134	\$148,876	\$194,074

* Demographic data derived from 2010 US Census



DISCLAIMER: The information contained herein was obtained from credible and established industry sources; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is based on recent and relative sales records collected from reputable and deemed reliable sources. The data and information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice. Buyer and lending underwriters shall rely on independent due diligence, and agrees to hold Greenberg Realty Partners, LP, Greenberg & Associates, including affiliate entities and its Agents harmless should any discrepancies be identified.

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