



2800 Fondren Rd, Houston, TX 77063

RETAIL SPACE FOR LEASE

Interior Design &
Vintage Collective

www.FondrenAntiques.com

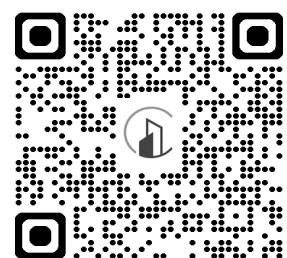


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Building Overview

The Interior Design & Vintage Collective's location at 2800 Fondren Road, just south of Westheimer Road, is known for home design, upholstery, lighting, flooring, cabinetry, rugs, hardware, appliances, furniture and other stores catering to homeowners and builders at all price points.

The location allows The Interior Design & Vintage Collective to use the already established recognition in the area for home renovation and capitalize on the already extensive marketing.

The retail floor will be subdivided into vignettes, each individually leased to dealers to display and showcase their inventory. These vignettes include small to mid-size booths as well as large booths in prime locations.

Such a market provides a treasure trove of items that appeal to anyone with an appreciation for the charm and character of unique pieces.



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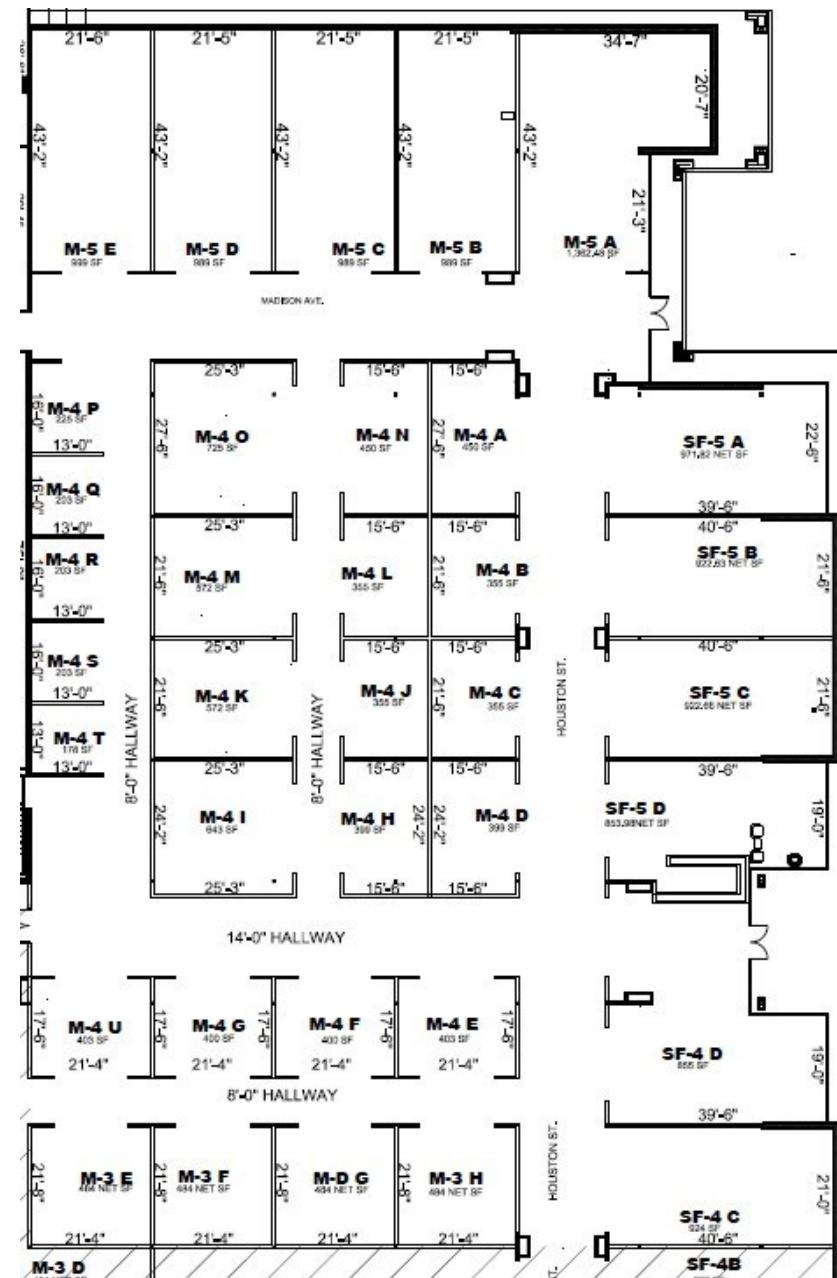


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Floor Plan

Tenants have access to a wide array of various services at deeply discounted rates. Some of these services include:

- Warehouse space/storage
- Warehouse staffing
- Warehouse deliveries/receiving
- Podcast studio
- High speed WiFi
- Videography
- Conference rooms & meeting spaces
- Office space
- Printing
- Staging and labor



The above schematic is for the purposes of planning and does not constitute finalized sizing or placement.



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Model

Unlike leasing a storefront directly in a shopping center or shopping mall, dealers who are tenants of The Interior Design & Vintage Collective will only pay for usable square footage of their booths. There are no common area maintenance charges, no triple nets, and no separately metered utilities.

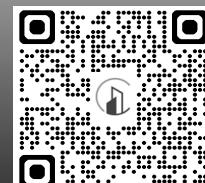
Furthermore, individual dealers need not staff their own booths or maintain their own business hours. The Interior Design & Vintage Collective's own manager and assistant managers can provide customer service, fulfillment services, and check-out purchases at the centralized point-of-sale station.

As the landlord, The Interior Design & Vintage Collective will maintain the retail floor and overall mall space, manage the operations of the mall including the point-of-sale and customer check-out, and administrative tasks.



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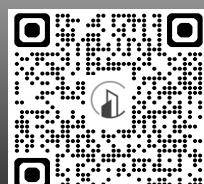


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Concept



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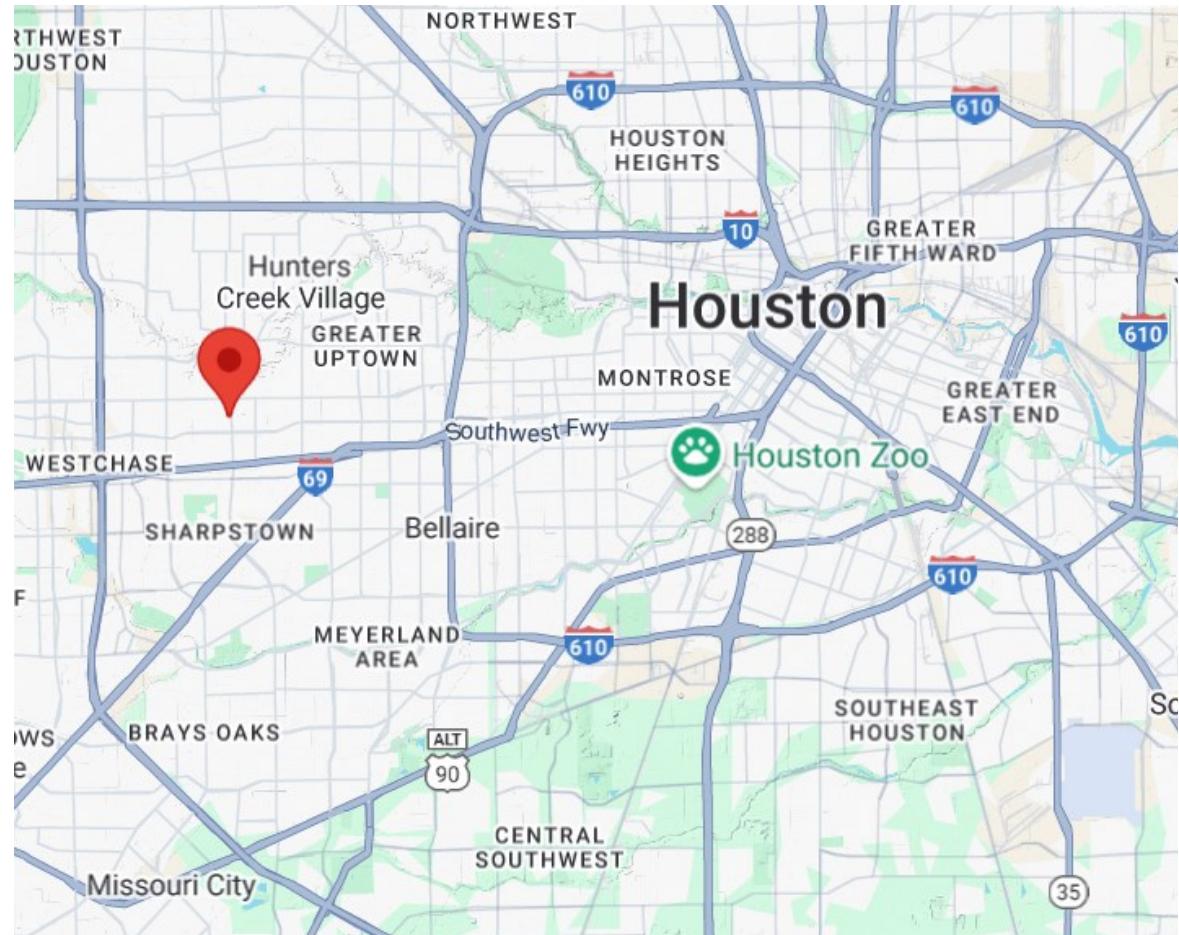
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Location Analysis

Between Westheimer Road and Richmond Avenue, the vehicular traffic count is 22k+ vehicles daily. The Interior Design & Vintage Collective intends to leverage this exposure with monument and pedestal signage and impactful colors to create consumer engagement and conversion.

There is a high, existing population density. Within a five-mile radius there are 530k+ residents representing 214K households with an average age of 37 years and median household income range of \$70K to \$200K. These are ideal household demographics which includes young families with increasing disposable income.

The Interior Design & Vintage Collective can draw on this target market of 500k+ residents (with household incomes well above the local median) within a five-mile radius of 2800 Fondren Road.



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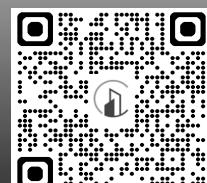
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Aerial Map

Under 3 miles to Galleria



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