

Up to 5,738 SF Restaurant Endcap at Redemption Square

255 Assay St, Suite 110, Houston, TX 77044

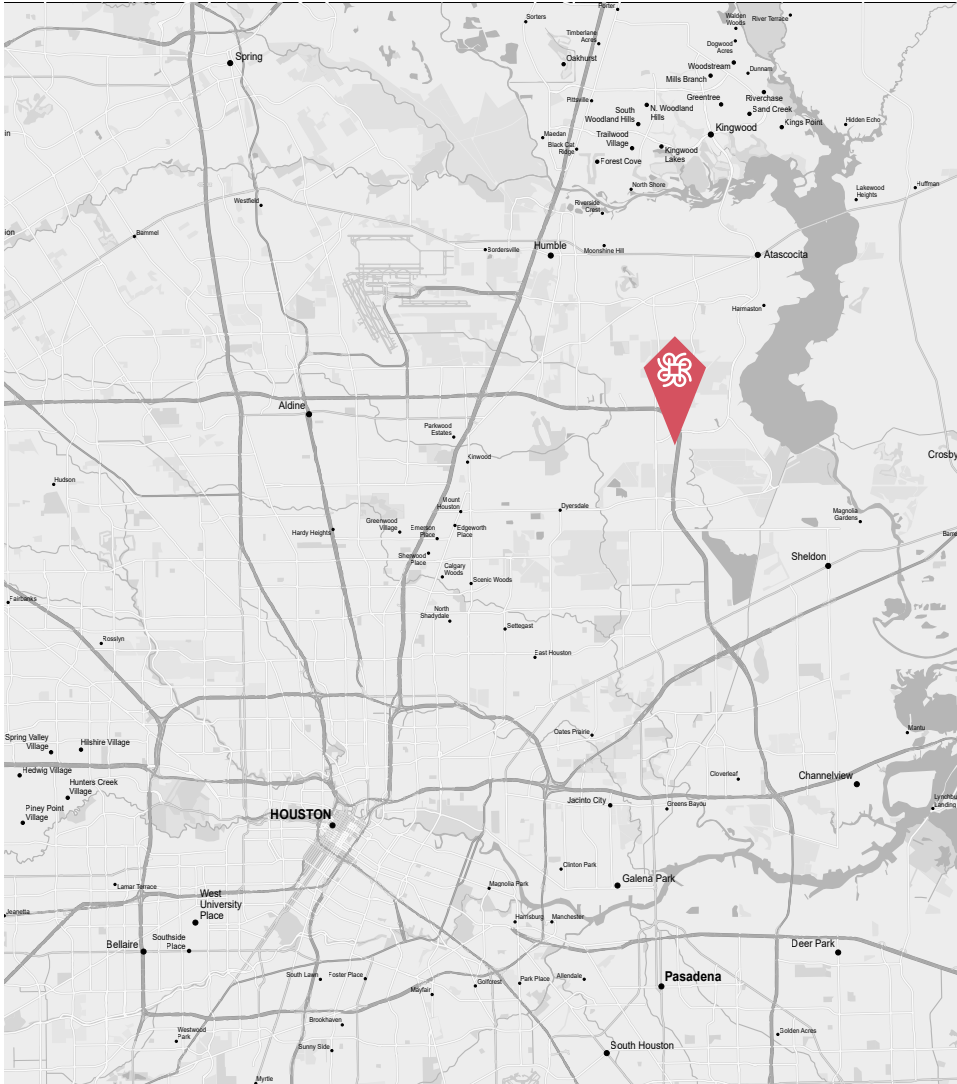


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PROPERTY OVERVIEW

Prominent end-cap located in Redemption Square at the main intersection of Assay Street and Redemption Square Rd directly off Beltway 8. The space features an expansive wrap around patio sure to make a memorable experience for guests. The west facing patios provide fantastic visibility to the activities happening on the performance lawn in the square.

DETAILS

- Up to 5,738 SF for a full service restaurant
- Up to 1,450 SF patio
- Street and garage parking with option to add valet
- 14' ceilings
- Grease trap and plumbing stubbed in to rear of space
- Ground floor of stabilized 251 unit luxury apartment building
- Signage opportunity available on Beltway 8

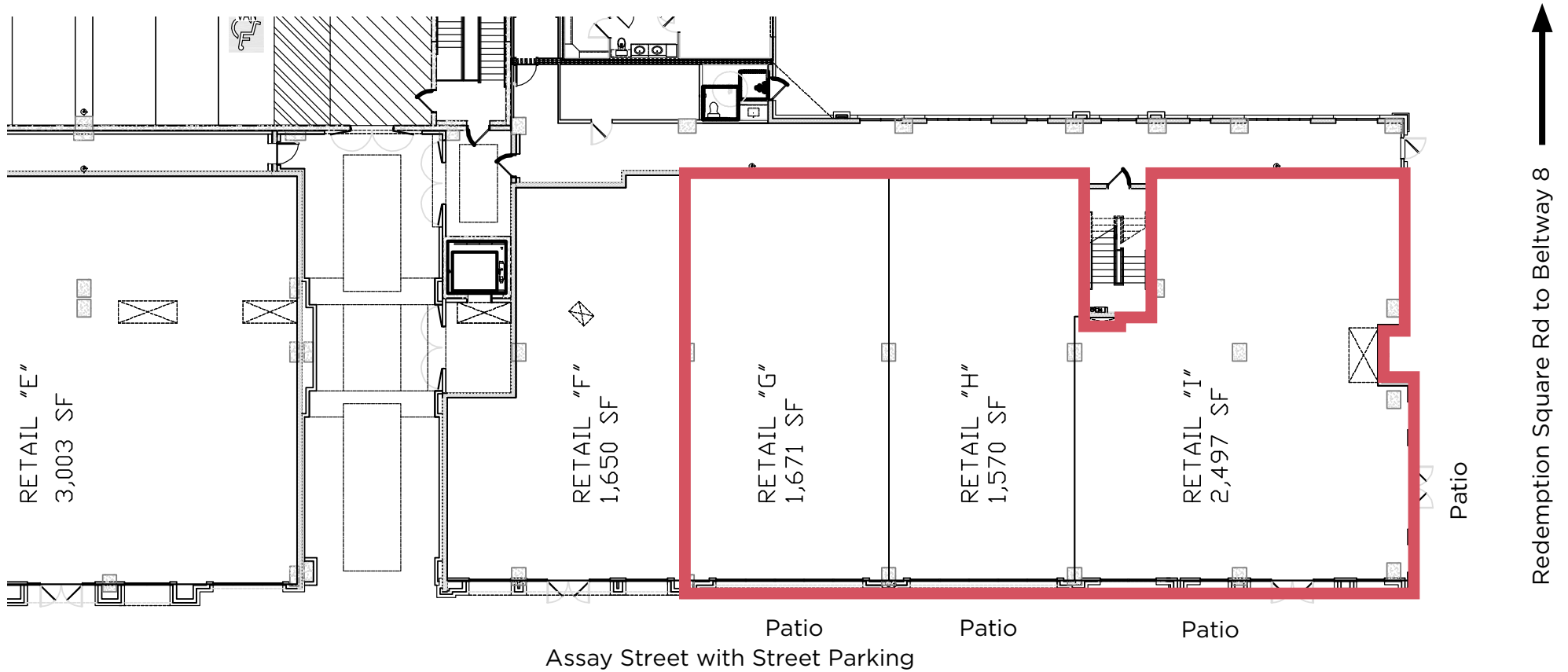
DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Avg HH Income	\$146,848	\$125,335	\$107,171
2022 Pop	46,657	149,243	282,703
2027 Pop	49,985	157,760	296,171
Homes	15,113	46,301	90,053

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FLOOR PLAN



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AREA RETAIL

SUMMERCREEK HIGH SCHOOL
2,000 Students

LONE STAR COLLEGE
3,000 Students

WEST LAKE PARK

SAN JACINTO COLLEGE
15,000 Students

LOCKWOOD ROAD

TechnipFMC
Fortune 500 HQ
8,000 Employees

SUBSEA LANE

West Lake Houston Parkway - 20,070 VPD

Belway 8 / Same Houston Tollway - 81,700 VPD

WESTLAKE MARKETPLACE
(Kroger Anchored Power Center)
480,000 SF



WEST LAKE VILLAGE
57,000 SF



57,000 SF OF RETAIL

260,000 SF OF RETAIL

REDEMPTION SQUARE
Phase 1 | 50,000 SF Existing & Planned



SUMMERWOOD
4,000 Homes
12,000 Residents
\$138,000 Annual Household Income
\$343,000 Average Home Price

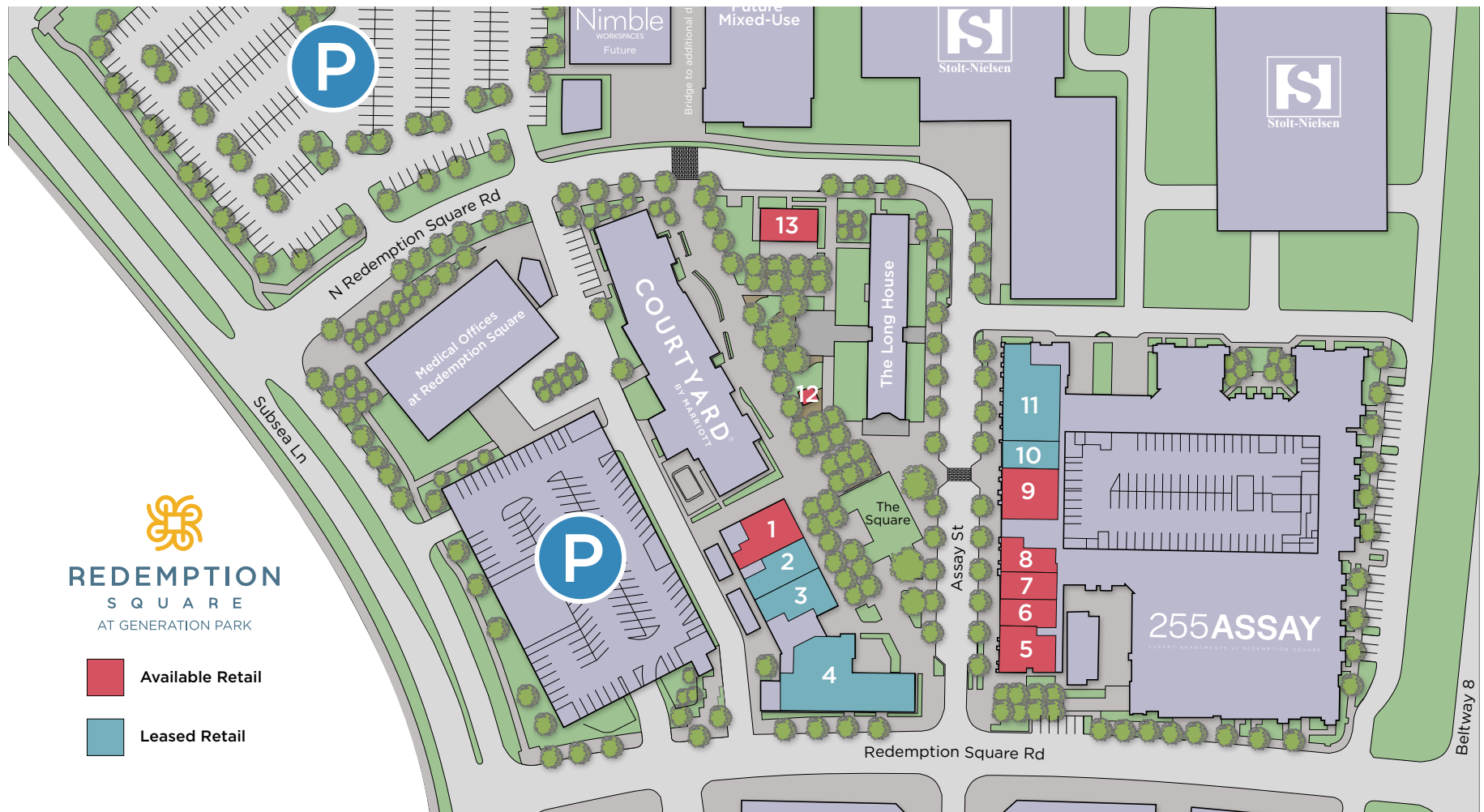
THE WATERFRONT AT WESTLAKE
16,000 SF of Pad Sites

33,000 SF OF RETAIL

REDEMPTION SQUARE
Phase 2 | 200,000 SF of Retail Planned below Red Line

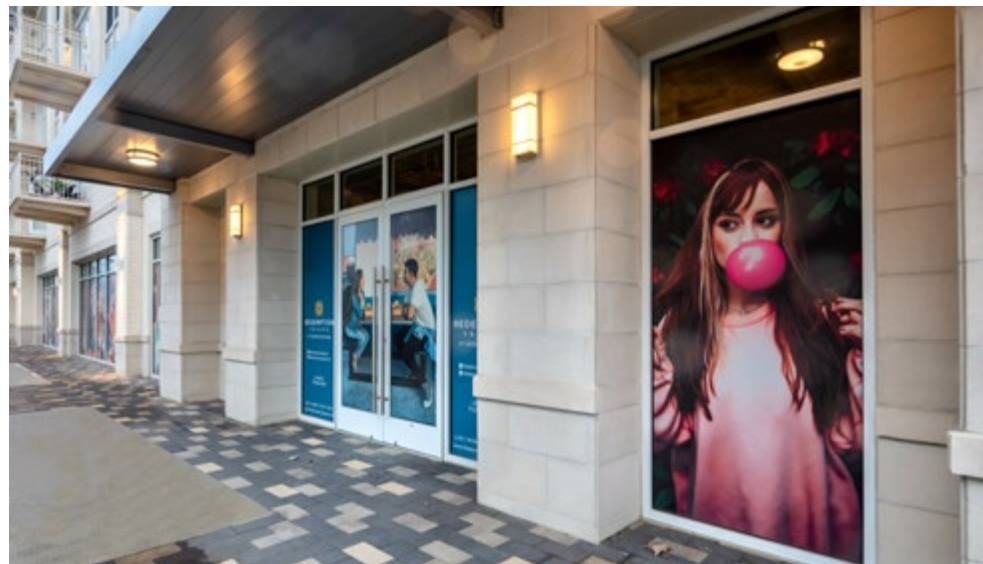
REDEMPTION SQUARE AT GENERATION PARK

Retail Layout and Availability - Phase 1



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