

TOWN PARK PLAZA | LA MICHACANA ANCHORED MEAT MARKET

6000-6050 S. GESSNER RD.
HOUSTON, TX 77036

RETAIL PROPERTY FOR LEASE

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PROPERTY DESCRIPTION

Embrace Town Park Plaza. With prime locations available along bustling thoroughfares such as South Gessner Road and Town Park Road, your business is sure to benefit from high visibility and foot traffic. Our leasing options come with the added advantage of being situated within close proximity to a diverse array of cultural amenities, residential neighborhoods, and major transportation arteries. This strategic location ensures that your business can easily connect with the surrounding community while enjoying convenient access to Houston's bustling urban landscape. Join us at Town Park Plaza and become part of a thriving commercial hub that celebrates cultural diversity and embraces the vibrant spirit of Houston's Hispanic community.

PROPERTY HIGHLIGHTS

- Anchored by La Michoacana Meat Market and Church's Chicken
- Proximity to diverse cultural amenities, residential neighborhoods, and transportation hubs
- Competitive leasing rates and terms tailored to suit individual business requirements
- Potential for business growth and expansion within a thriving commercial hub

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OFFERING SUMMARY

| | |
|-------------------|---|
| Available SF: | 3,050 SF |
| Building Size: | 43,526 SF |
| Vehicles Per Day: | 33,000 via South Gessner Road 119,400 via Westpark Tollway |
| Major Tenants: | Church's Chicken, La Michoacana |

| DEMOGRAPHICS | 5 MINUTE DT | 10 MINUTE DT | 15 MINUTE DT |
|-------------------|-------------|--------------|--------------|
| Average HH Income | \$52,705 | \$60,466 | \$74,744 |
| Total Population | 17,740 | 56,508 | 345,816 |
| Total Households | 6,713 | 22,857 | 140,085 |



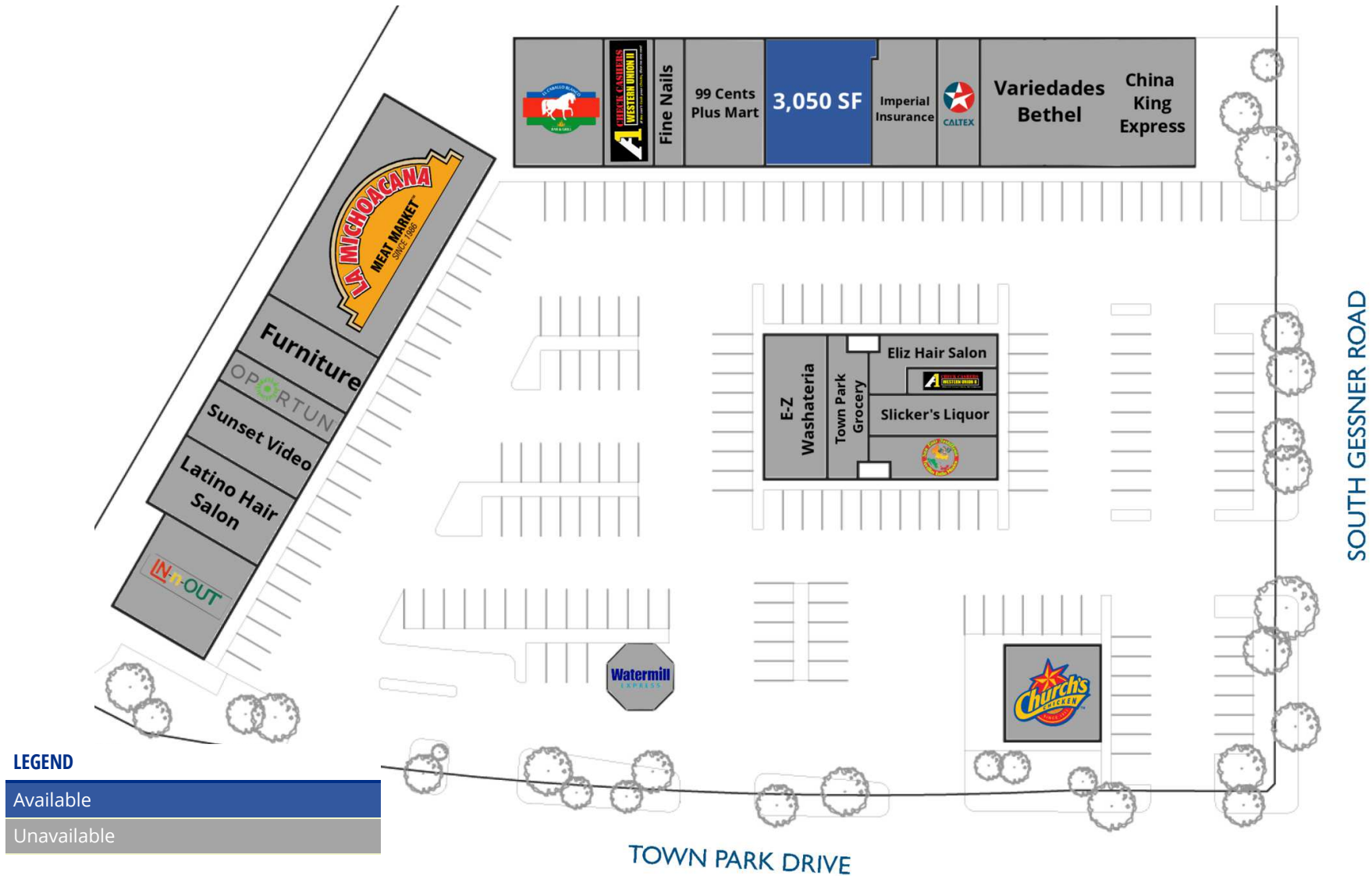
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



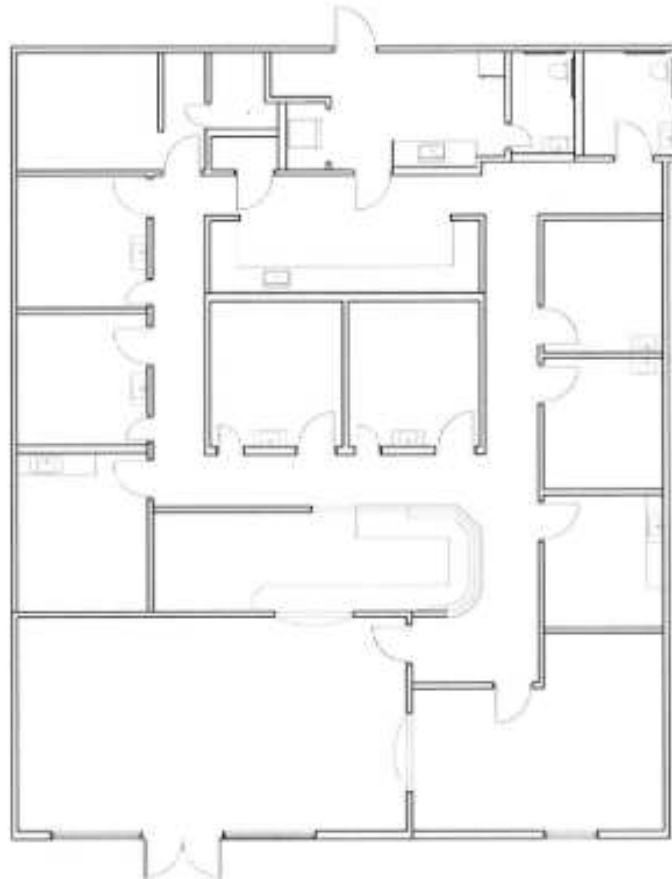
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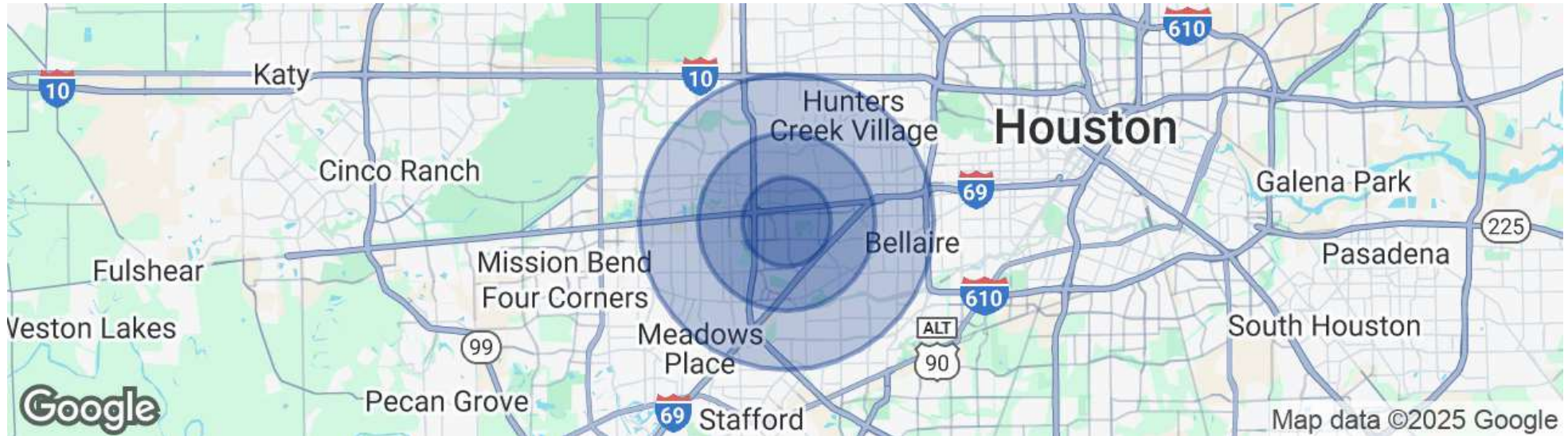
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* Demographic data derived from 2024 ESRI

| POPULATION | 5 MIN DT | 10 MIN DT | 15 MIN DT |
|--------------------|----------|-----------|-----------|
| Total Population | 17,740 | 56,508 | 345,816 |
| Median Age | 33.0 | 34.5 | 33.8 |
| Daytime Population | 15,646 | 62,299 | 424,434 |
| Workers | 7,183 | 35,385 | 255,001 |
| Residents | 8,463 | 26,914 | 169,433 |
| HOUSEHOLD & INCOME | 5 MIN DT | 10 MIN DT | 15 MIN DT |
| Total Households | 6,713 | 22,857 | 140,085 |
| # of Person per HH | 2.62 | 2.46 | 2.45 |
| Average HH Income | \$52,705 | \$60,466 | \$74,744 |



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