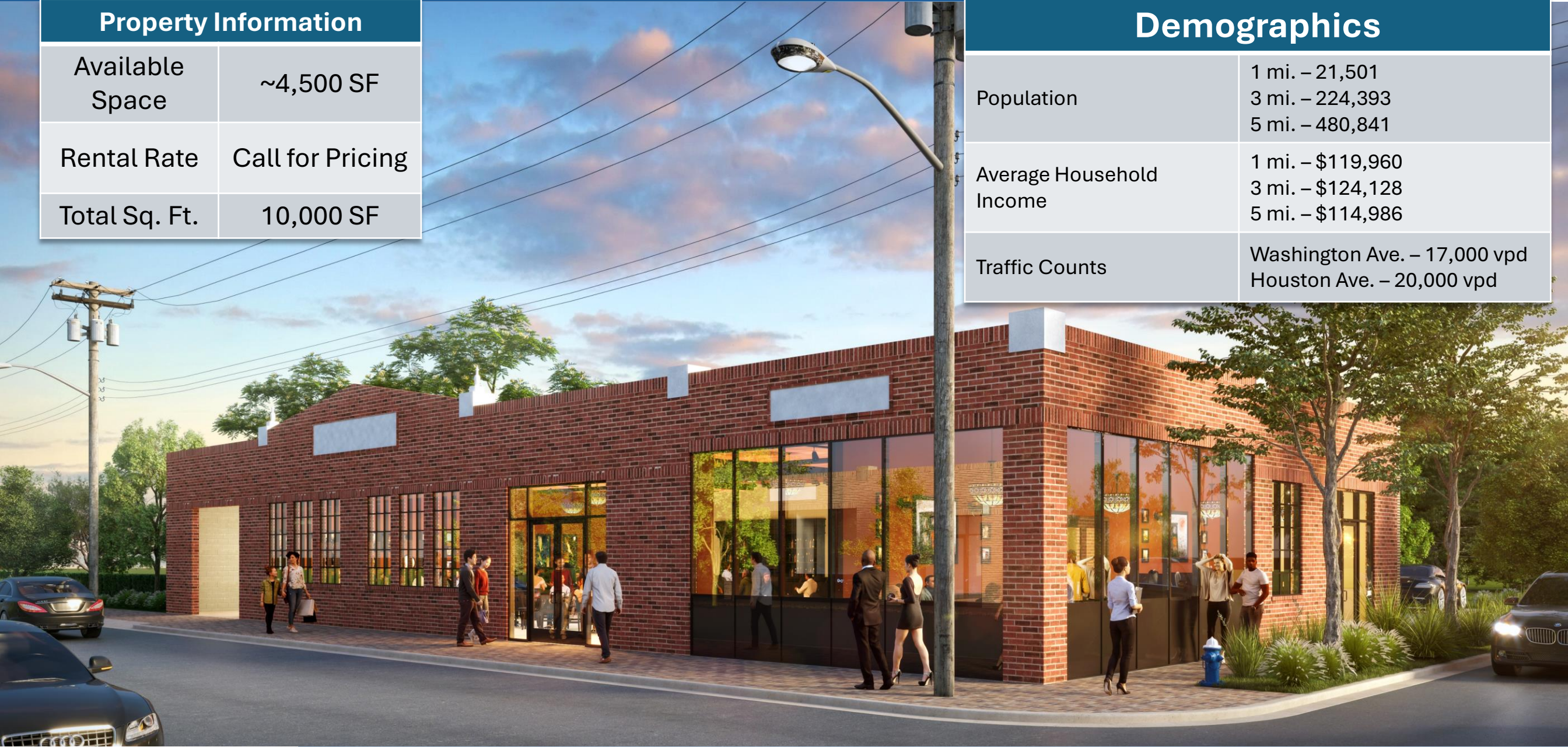


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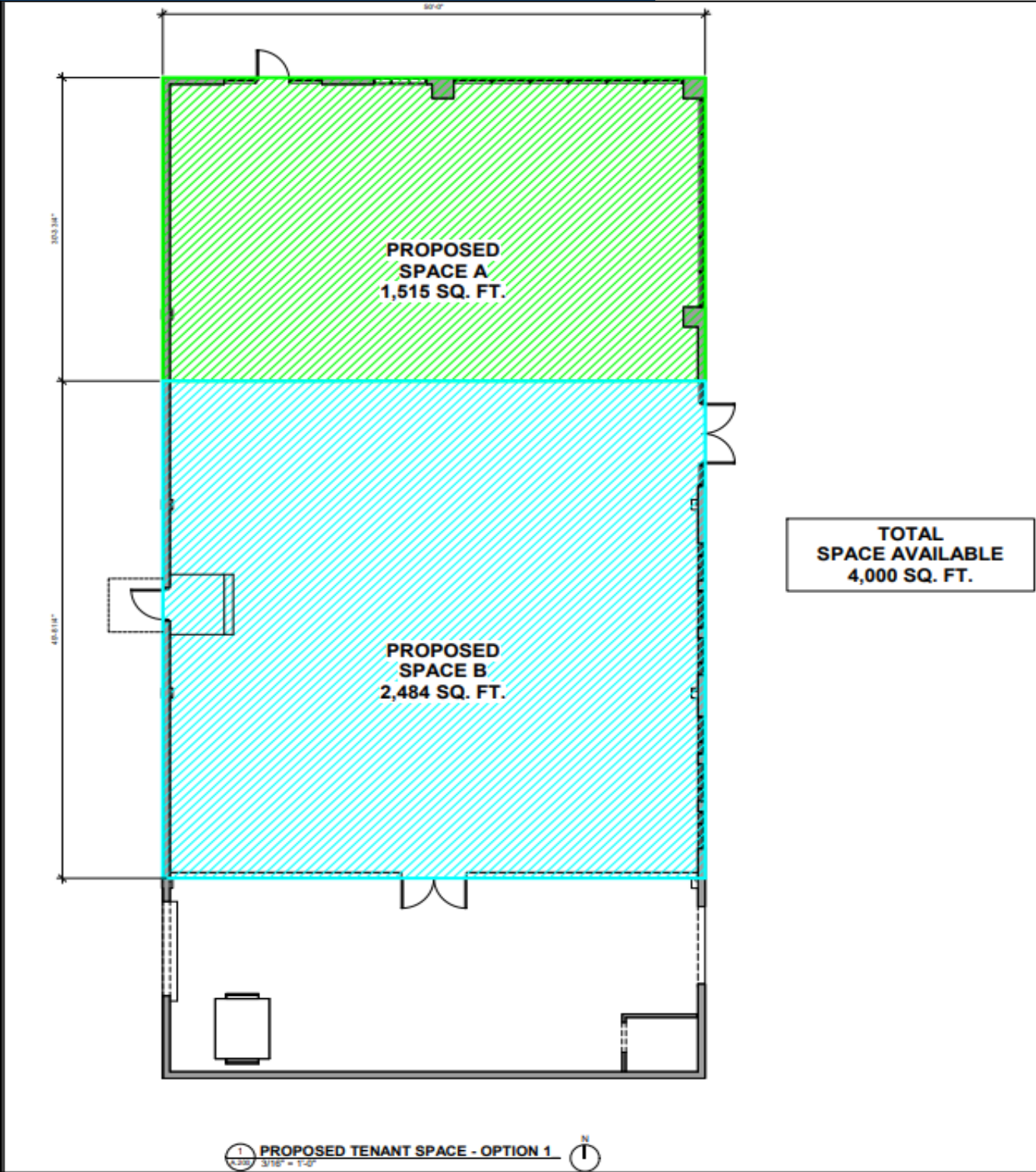
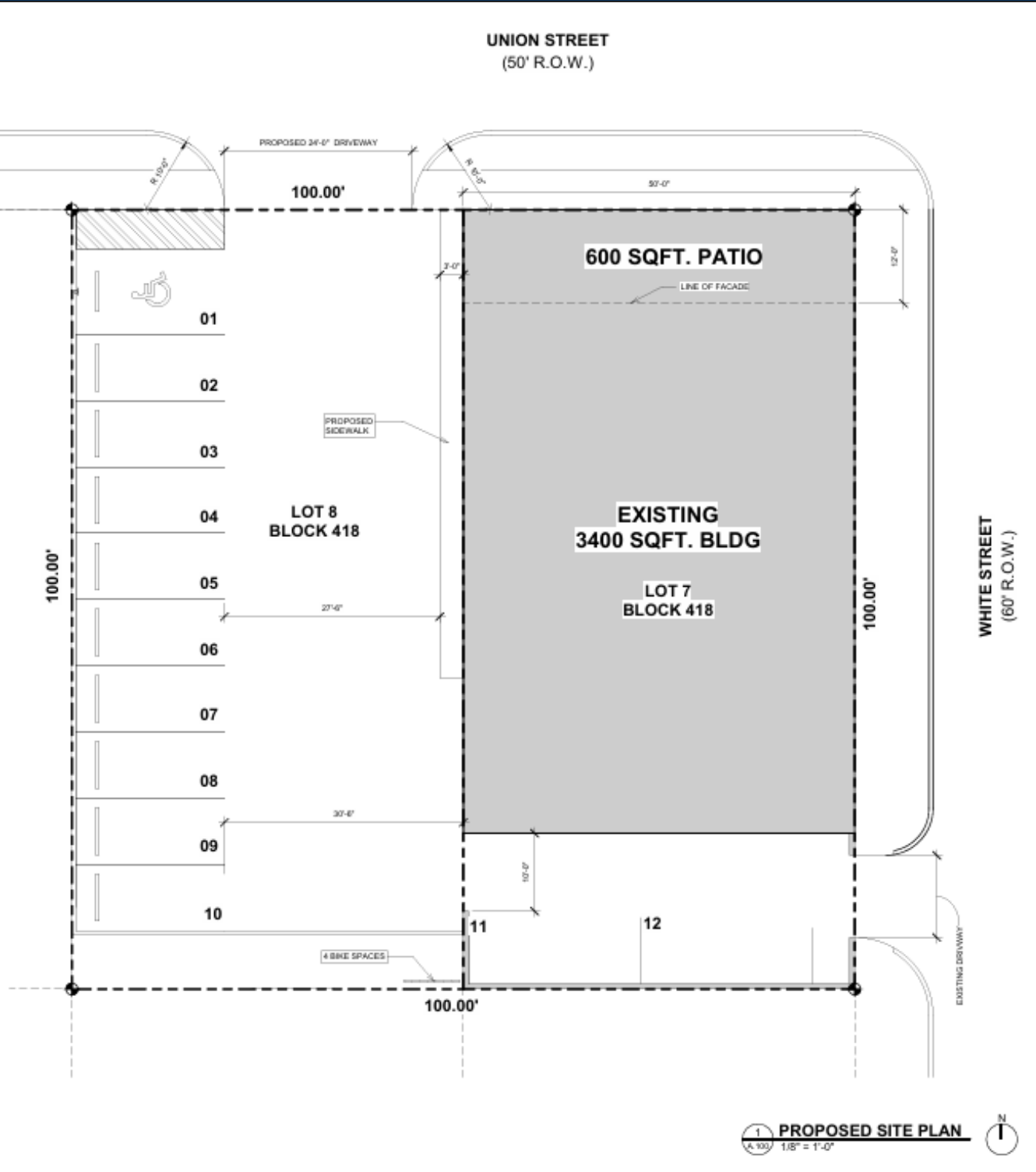
Property Information	
Available Space	~4,500 SF
Rental Rate	Call for Pricing
Total Sq. Ft.	10,000 SF

Demographics	
Population	1 mi. – 21,501
	3 mi. – 224,393
	5 mi. – 480,841
Average Household Income	1 mi. – \$119,960
	3 mi. – \$124,128
	5 mi. – \$114,986
Traffic Counts	Washington Ave. – 17,000 vpd
	Houston Ave. – 20,000 vpd



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Potential Layouts



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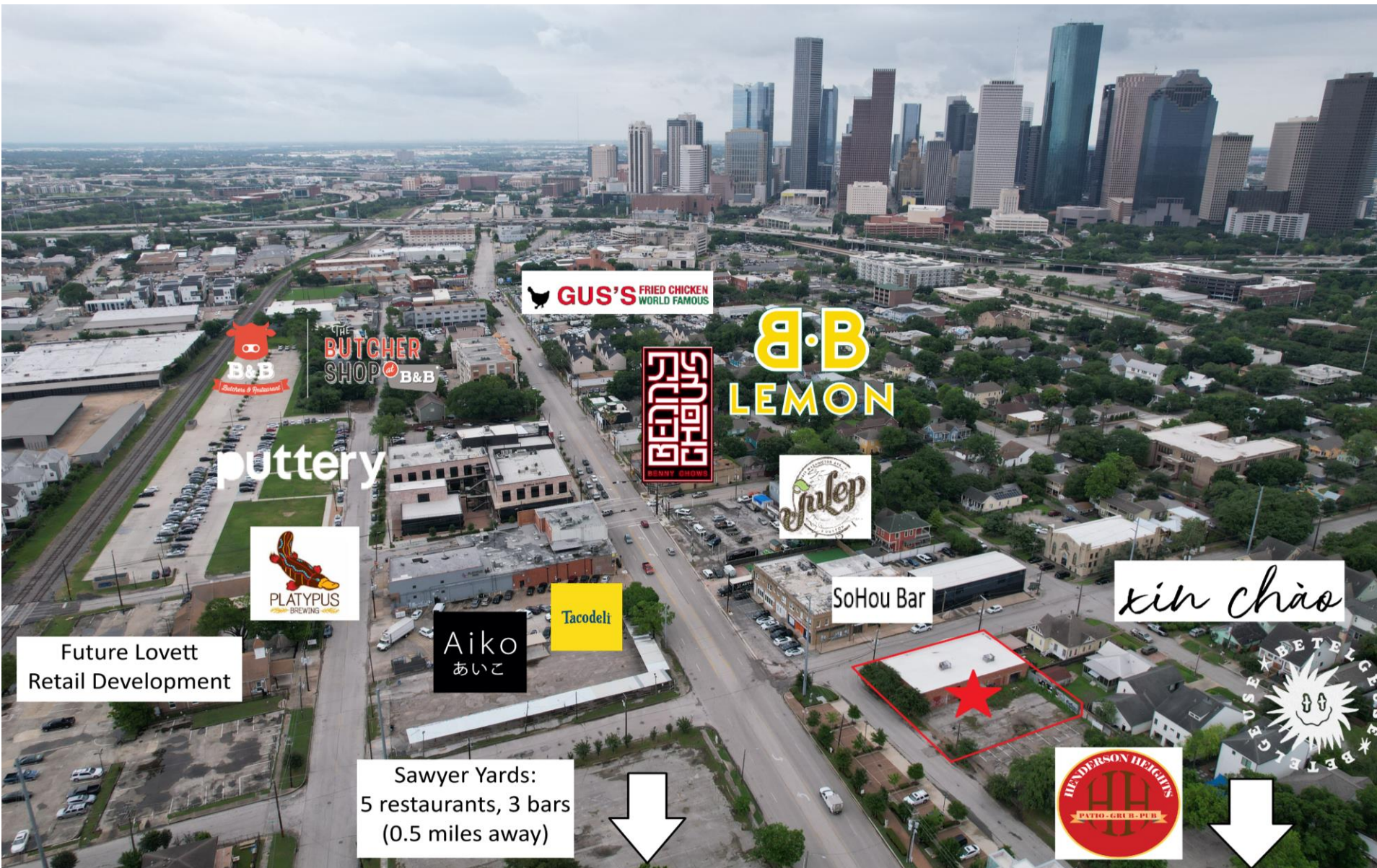


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BBZ
CAPITAL



- 5,000 SF Interior
- Second generation restaurant space
 - Fire sprinkler and grease trap in place
 - **Existing parking variance for neighborhood restaurant**
- Surrounded by art studios, galleries, restaurants, fitness concepts, breweries and public art
- Central location with access to Heights, Rice Military, Downtown & Midtown

BBZ Capital

10000 Memorial Drive #300,
Houston, TX – 77007

(713) 202-5324

abraham@bbzcapital.com

For Lease – 2003 Union St. Houston, TX



[Link to Drone Video](#)



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