



DISTINCTIVE HEIGHTS RESTAURANT SPACE FOR LEASE IN THE HISTORIC HEIGHTS

801 Studewood St, Houston, Texas 77007



Summary:

An extremely rare, free-standing, 2nd generation restaurant opportunity with roof-top and 1st floor patio areas in the Historic Heights neighborhood of inner-loop Houston. Minutes from the CBD, Galleria, Greenway, Mid-town and River Oaks submarkets, this site offers remarkably dense, high-earning residential, and daytime population numbers. This is a statement property for a new-to-market or existing restaurant concept.

Traffic Counts:

Studewood St: 12,250 VPD (TXDOT 2022)

Demographics:

	1-Mile	2-Miles	3-Miles
2024 Population:	22,145	89,410	199,373
Daytime Pop.:	20,383	97,799	332,953
Avg HH Income:	\$199,137	\$176,405	\$170,524



Highlights:

- 2nd Gen Restaurant
- 2,767 SF Freestanding Building
- Roof-top Patio – 400 SF
- 1st Floor Patio – 250 SF
- 12,500 SF Lot
- 24 Parking Spaces
- Pricing: Contact Broker

For More Information:

Eddie Lange | 281.676.2556

www.QuenbyCommercial.com





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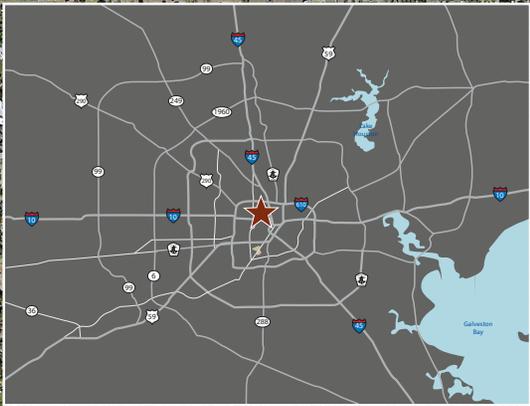


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