

**NEW RENOVATIONS  
COMING SOON**



# EXCELLENT EXPOSURE

6508 WESTHEIMER | HOUSTON, TX 77057

DAVID GREENBERG  
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**GREENBERG & COMPANY**  
Commercial Real Estate Brokerage Firm

**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

Lease Rate:	\$24.00 NET
Available SF:	12,000 SF
Lot Size:	0.65 Acres
Market:	Houston
Submarket:	Near West Ret

**PROPERTY OVERVIEW**

This multi-tenant shopping center is located on the northern side of Westheimer, east of its intersection with Voss/Hillcroft Road and just two miles west of the Houston Galleria. In close proximity to restaurants, offices, hotels, schools, and multifamily residential.

**HIGH TRAFFIC COUNTS**

Westheimer Rd. | 63,239 CPD  
 Voss/Hillcroft Av. | 36,930 CPD

**PROPERTY HIGHLIGHTS**

- Excellent Visibility on Westheimer Rd.
- Less than 10 minutes from The Galleria.
- Major East/West thoroughfare.
- Close proximity to I- 10, US-69, the 610 Loop, and the Sam Houston Parkway.

AVAILABLE SPACES

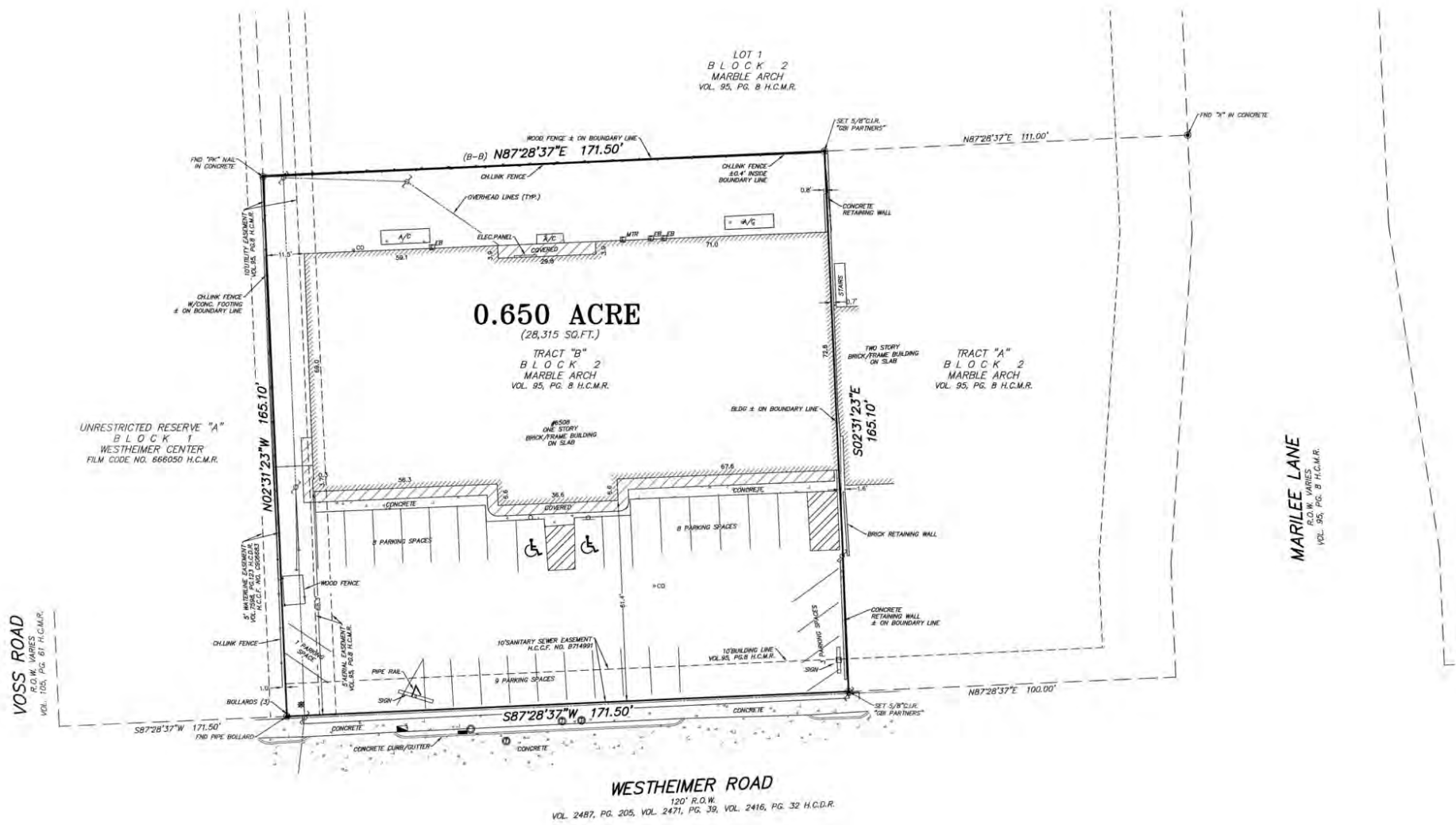


AVAILABLE

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SURVEY



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RETAILER MAP



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LOCATION MAPS



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**DEMOGRAPHICS MAP & REPORT**

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	36,361	233,890	534,264
Median age	33.7	35.3	35.8
Median age (Male)	34.8	34.0	34.5
Median age (Female)	31.9	36.2	35.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	16,373	100,047	218,546
# of persons per HH	2.2	2.3	2.4
Average HH income	\$75,309	\$86,012	\$96,458
Average house value	\$430,056	\$451,712	\$457,162

\* Demographic data derived from 2010 US Census

