

RETAIL FOR LEASE

ANTOINE DR RETAIL STORE

8300 ANTOINE DR, HOUSTON, TX 77088



FOR LEASE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

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EXECUTIVE SUMMARY

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Offering Summary

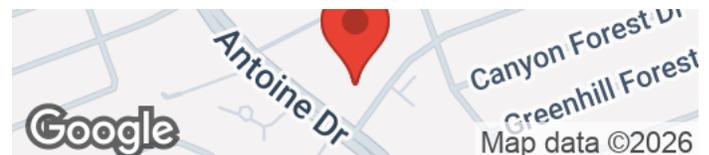
Lease Rate:	\$2 plus NNN
Lease Term:	3 years minimum
Building SF:	4,160
Available SF:	1200 SF
Lot Size:	41,948 SF
Year Built:	2018
Parking:	33
Parking Ratio:	3.53/1,000 SF

Property Overview

Positioned at 8300 Antoine Dr, Houston, TX 77088, this 4,160 SF freestanding commercial building is available for lease in a high-traffic, high-visibility corridor of Northwest Houston. Built in 2018, the property offers modern construction and strong street exposure, making it well suited for retail, medical, office, or service-oriented tenants.

The building is situated on a 41,948 SF lot and features 33 parking spaces, providing a parking ratio of 3.53 per 1,000 SF, which supports convenient access for customers and employees. The space is offered at a lease rate of \$2.00 per SF plus NNN, with a minimum 3-year lease term, creating an attractive opportunity for businesses seeking a well-positioned, newer facility.

The surrounding trade area is supported by solid demographics, with a 3-mile population of 134,235 and a median household income of \$56,118, offering a strong and consistent consumer base. With its modern improvements, ample parking, and prominent location along a busy thoroughfare, this property presents an excellent leasing opportunity in an established Houston submarket.



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PROPERTY PHOTOS

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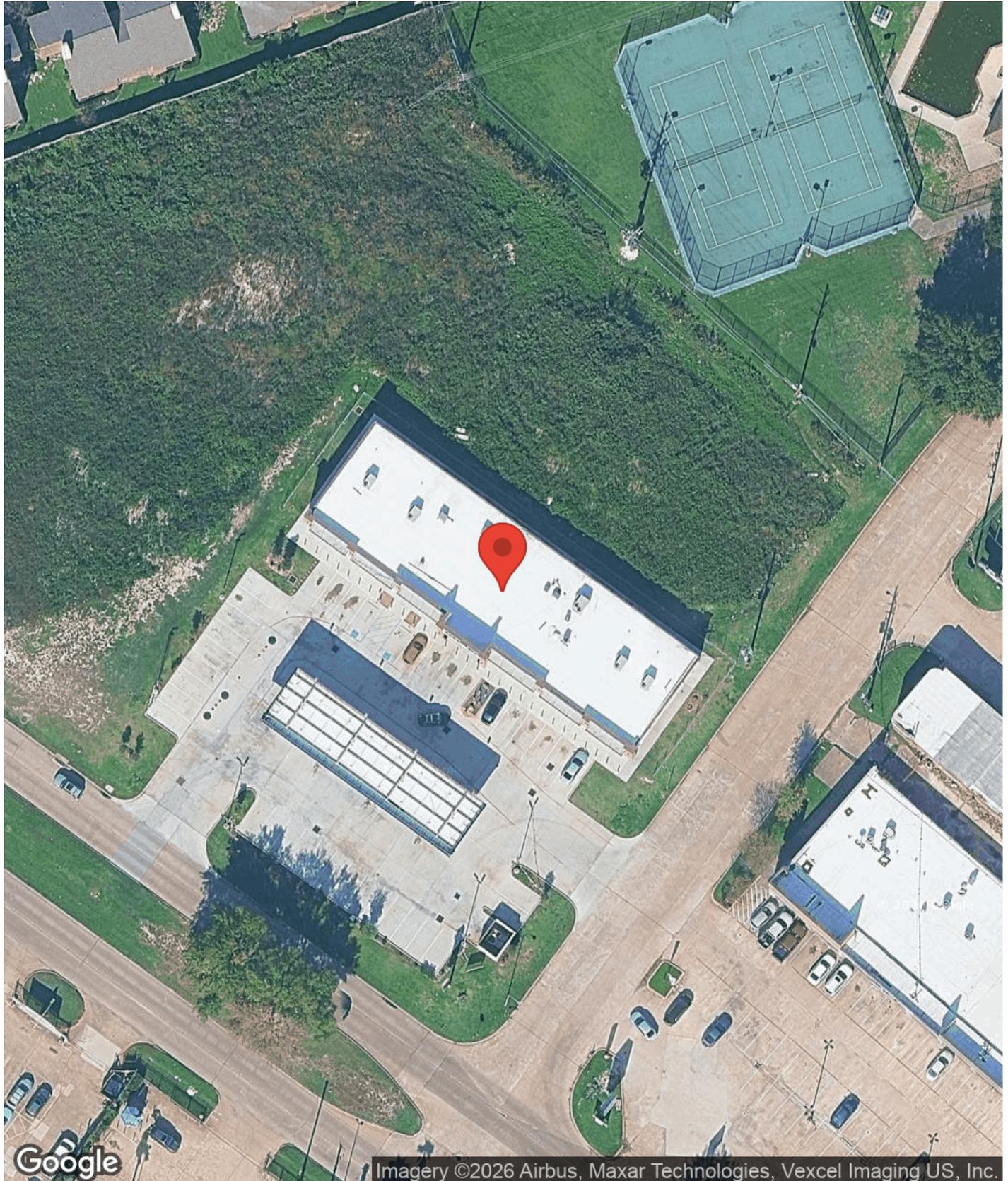
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AERIAL MAP

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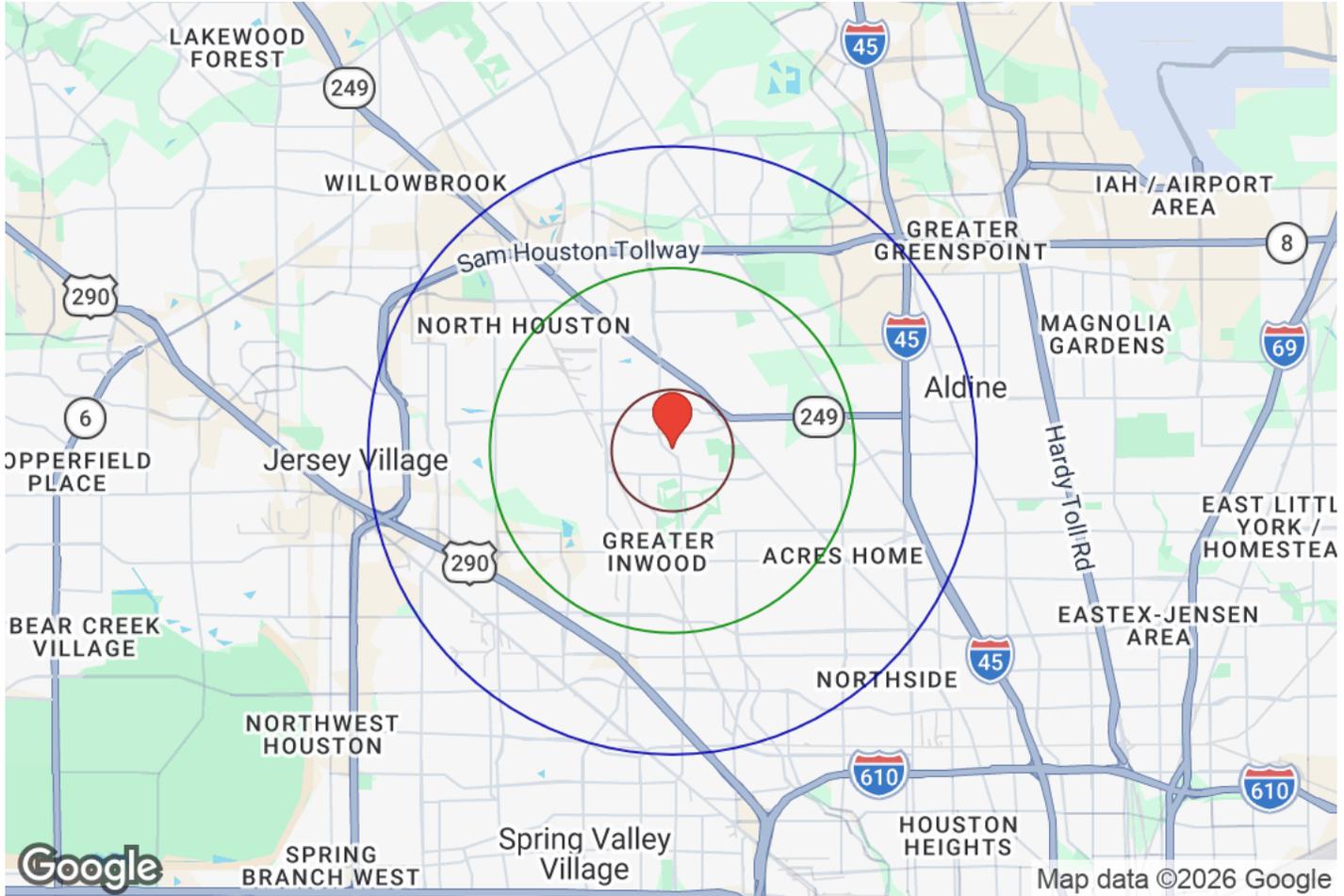
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DEMOGRAPHICS

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Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	9,191	66,178	152,796
Female	9,510	68,057	154,828
Total Population	18,701	134,235	307,624

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,014	14,833	44,052
Black	6,325	35,411	73,584
Am In/AK Nat	21	121	308
Hawaiian	4	40	123
Hispanic	9,055	74,393	167,778
Asian	1,072	8,068	18,273
Multiracial	170	1,195	3,076
Other	39	175	461

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,868	47,711	112,654
Occupied	6,235	43,413	102,423
Owner Occupied	3,343	23,304	53,794
Renter Occupied	2,892	20,109	48,629
Vacant	633	4,297	10,231

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,944	29,709	67,194
Ages 15 - 24	2,842	21,337	46,966
Ages 25 - 54	7,647	56,277	129,475
Ages 55 - 64	2,166	13,666	31,382
Ages 65+	2,102	13,247	32,605

Income	1 Mile	3 Miles	5 Miles
Median	\$53,458	\$56,118	\$59,591
Under \$15k	667	4,894	11,221
\$15k - \$25k	415	3,864	9,530
\$25k - \$35k	925	4,605	9,570
\$35k - \$50k	938	5,967	13,062
\$50k - \$75k	1,095	7,483	16,762
\$75k - \$100k	849	5,675	13,667
\$100k - \$150k	568	5,868	13,737
\$150k - \$200k	494	2,624	6,972
Over \$200k	283	2,433	7,903

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PROFESSIONAL BIO

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Ash Noorani

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

Disclaimer

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