

FOR LEASE

PLAZA AT WALLISVILLE

16340 WALLISVILLE ROAD
HOUSTON, TX 77049

BUILDING 1



SHAWN ACKERMAN
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PROPERTY HIGHLIGHTS

PLAZA AT WALLISVILLE
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SPACES AVAILABLE FOR LEASE

SUITE 100-B	2,100 SF	SHELL
SUITE 200	1,800 SF	SHELL
SUITE 100	1,525 SF	FULLY BUILT-OUT

RENTAL RATES **\$30-32 PSF/YR**
NNN **\$7 PSF/YR**

HIGHLIGHTS

- 16,000 employees w/in 1 mile radius
- No detention required

 9,815 VPD TRAFFIC COUNT ON WALLISVILLE RD

 7,787 VPD TRAFFIC COUNT ON DELL DALE ST



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SITE PLAN

PLAZA AT WALLISVILLE
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WALLISVILLE RD

SUITE	AVAILABLE
SUITE 100	1,525 SF
SUITE 100-B	2,100 SF
SUITE 200	1,800 SF



SUITE 100	LIQUOR STORE	EVERYDAY PLUS MARKET	WASH & FOLD
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HIPPO BURGERS	SUITE 100-B	SUITE 200	HOTWORX	URGENT CARE TESTOSTERONE THERAPY DENTAL FAMILY CARE	PHARMACY CARE	PHARMACY	RESTAURANT
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DELL DALE ST

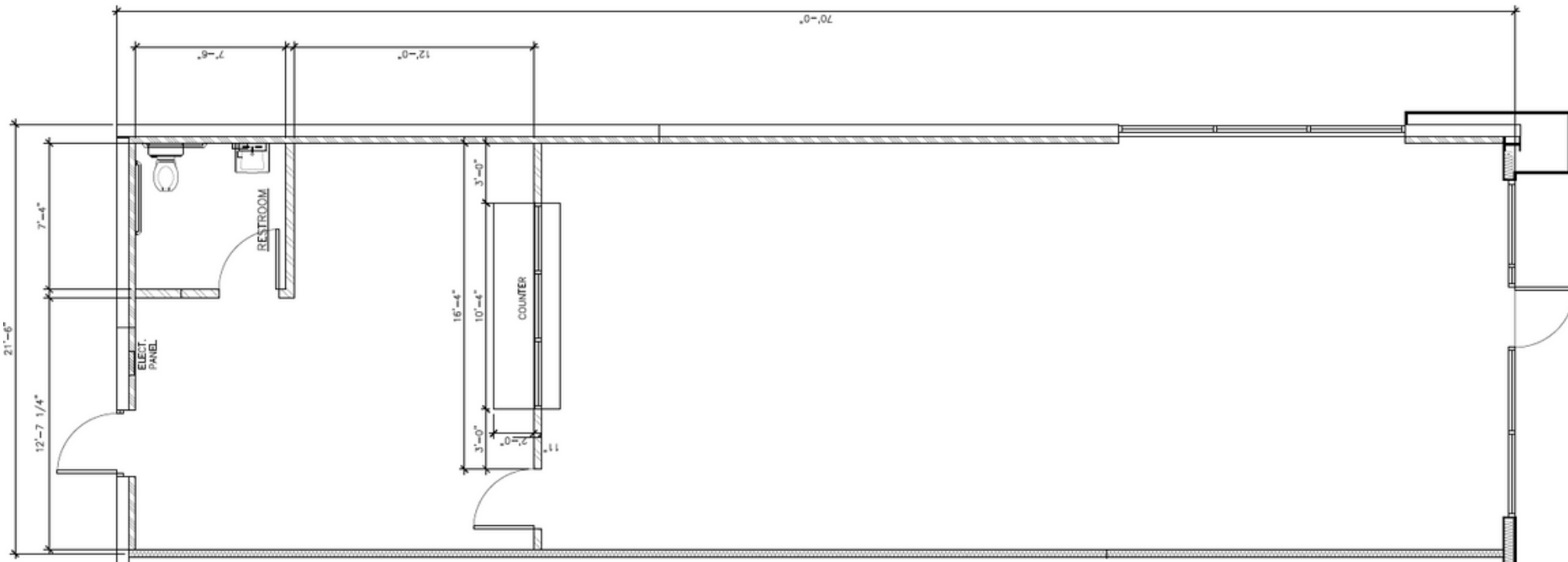


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SUITE 100: FLOOR PLAN

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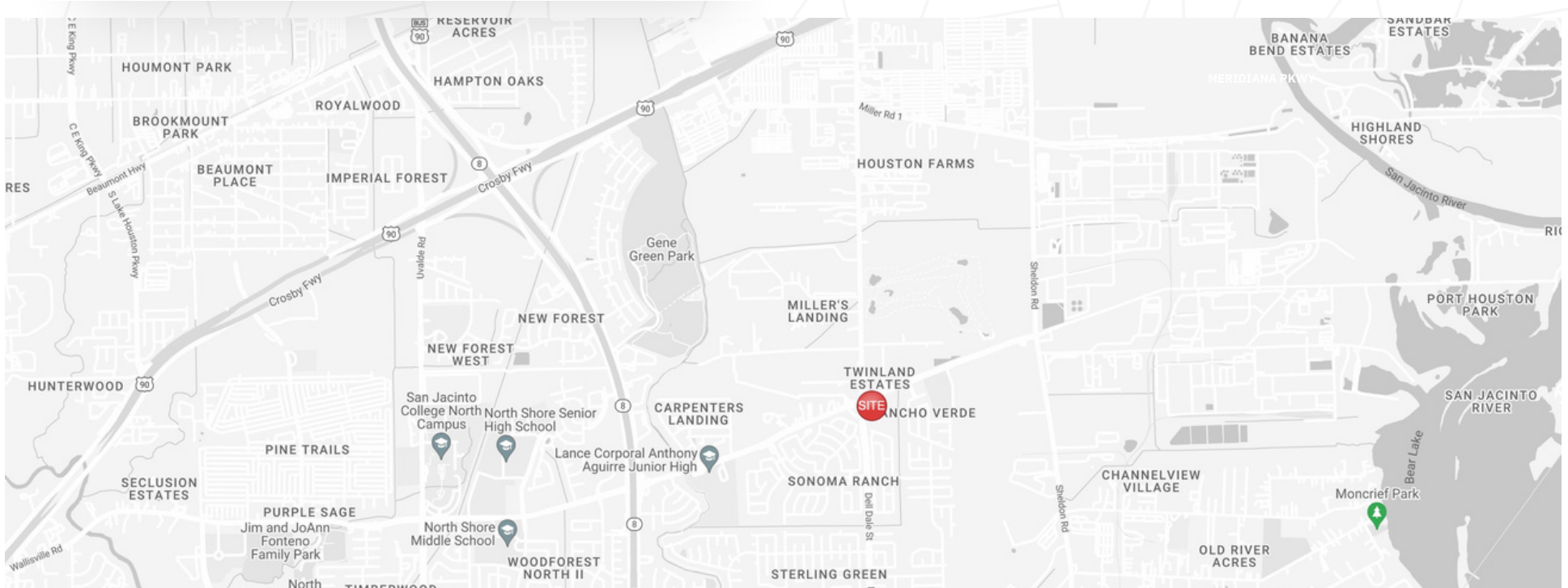


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AREA DEMOGRAPHICS

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**2022
ESTIMATED
POPULATION**

1 MILE	11,280
3 MILES	81,934
5 MILES	149,845



**2022
ESTIMATED
HOUSEHOLDS**

1 MILE	3,257
3 MILES	24,717
5 MILES	46,200



**2022
ESTIMATED AVERAGE
HOUSEHOLD INCOME**

1 MILE	\$82,939
3 MILES	\$74,029
5 MILES	\$70,319



**2022
ESTIMATED
TOTAL BUSINESSES**

1 MILE	178
3 MILES	1,885
5 MILES	3,903



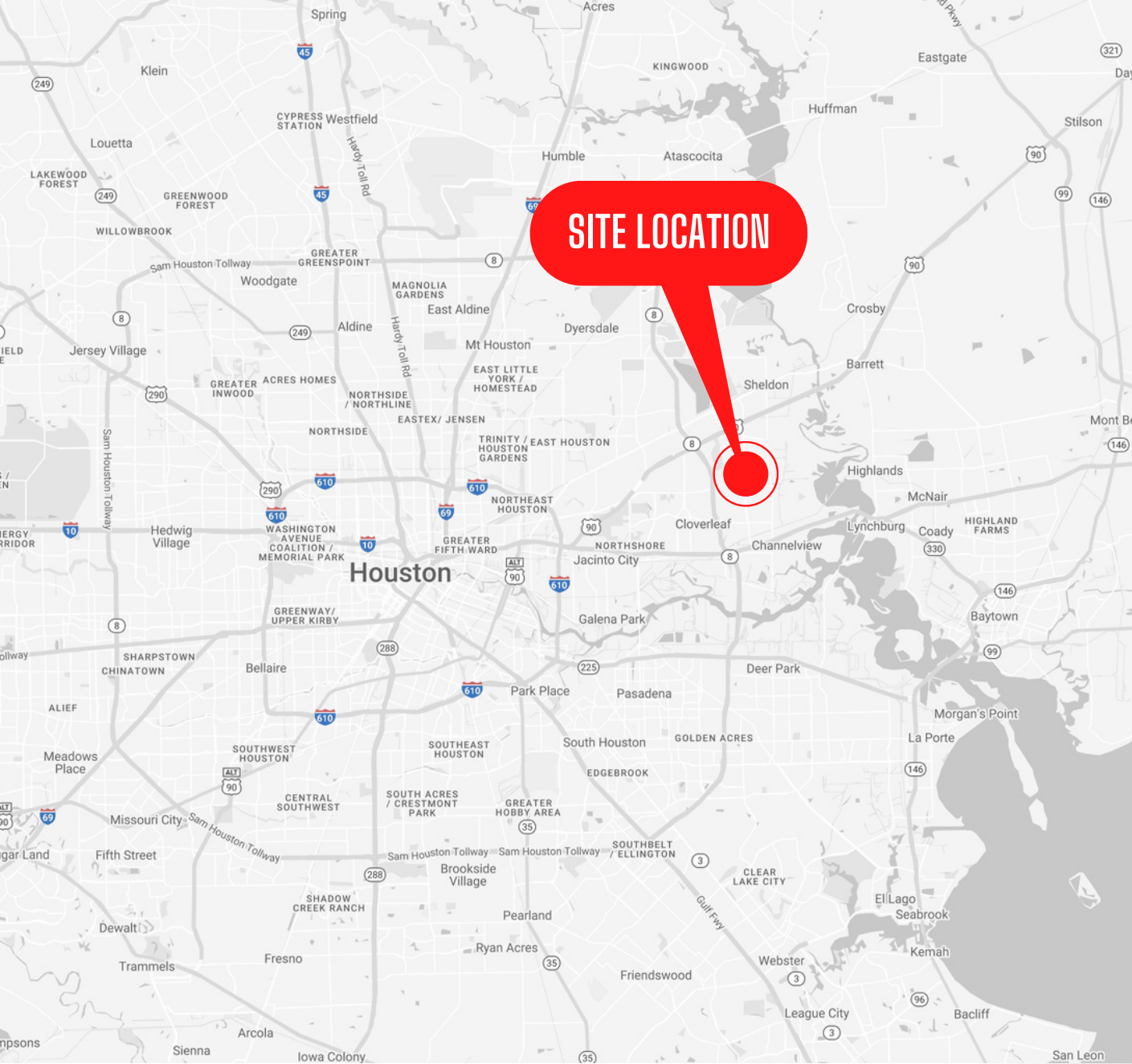
**2022
ESTIMATED
TOTAL EMPLOYEES**

1 MILE	1,091
3 MILES	18,164
5 MILES	39,779



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CONTACT
OUR TEAM

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