

edge

1,312 SF 2ND GEN RETAIL SPACE AVAILABLE FOR LEASE - AVAILABLE OCT. 1



# Chimney Rock Shopping Center

3100 Chimney Rock Rd, Houston, Texas 77056

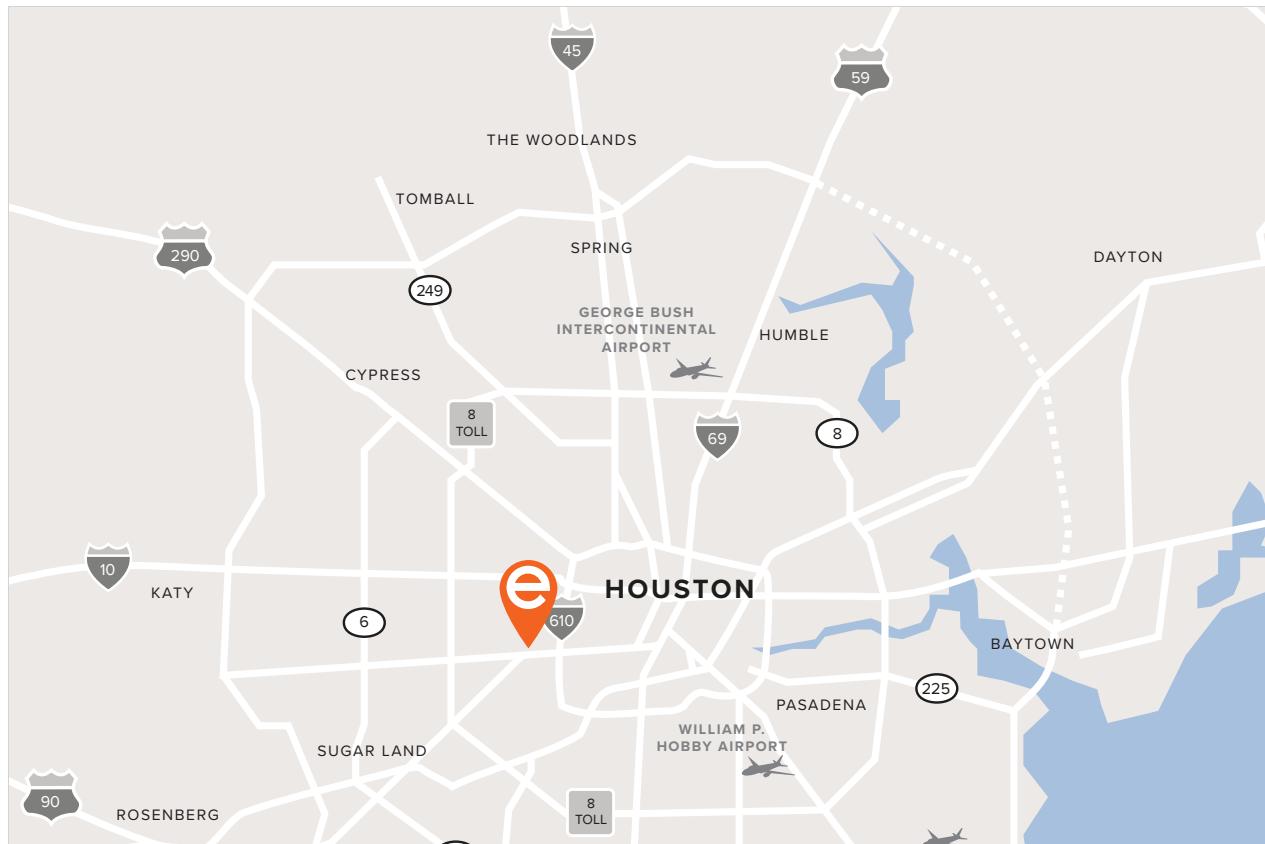
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### 2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	36,117	216,562	523,641
<b>DAYTIME ADULT POPULATION</b>	52,403	287,188	839,849
<b>AVG HH INCOME</b>	\$80,845	\$89,035	\$96,074

### AREA RETAILERS

The Galleria Mall, Best Buy, T.J. Maxx, Golf Galaxy, Ulta Beauty, Floor & Decor, 24 Hour Fitness, Office Depot, Spec's, Pet Supermarket, Hobby Lobby, Living Spaces, PGA Tour Superstore, Goodwill, Salad & Go, Starbucks, Post Oak Ice House, Sam's Boat

### LOCATION

**3100 Chimney Rock Rd.  
Houston, Texas 77056**



### AVAILABLE

**1,312 sf** 2nd Gen Retail - Available Oct. 1



### RATE

**Please call for pricing**



### TRAFFIC COUNTS (KALIBRATE 2025)

**30,289 CPD**

Chimney Rock Rd

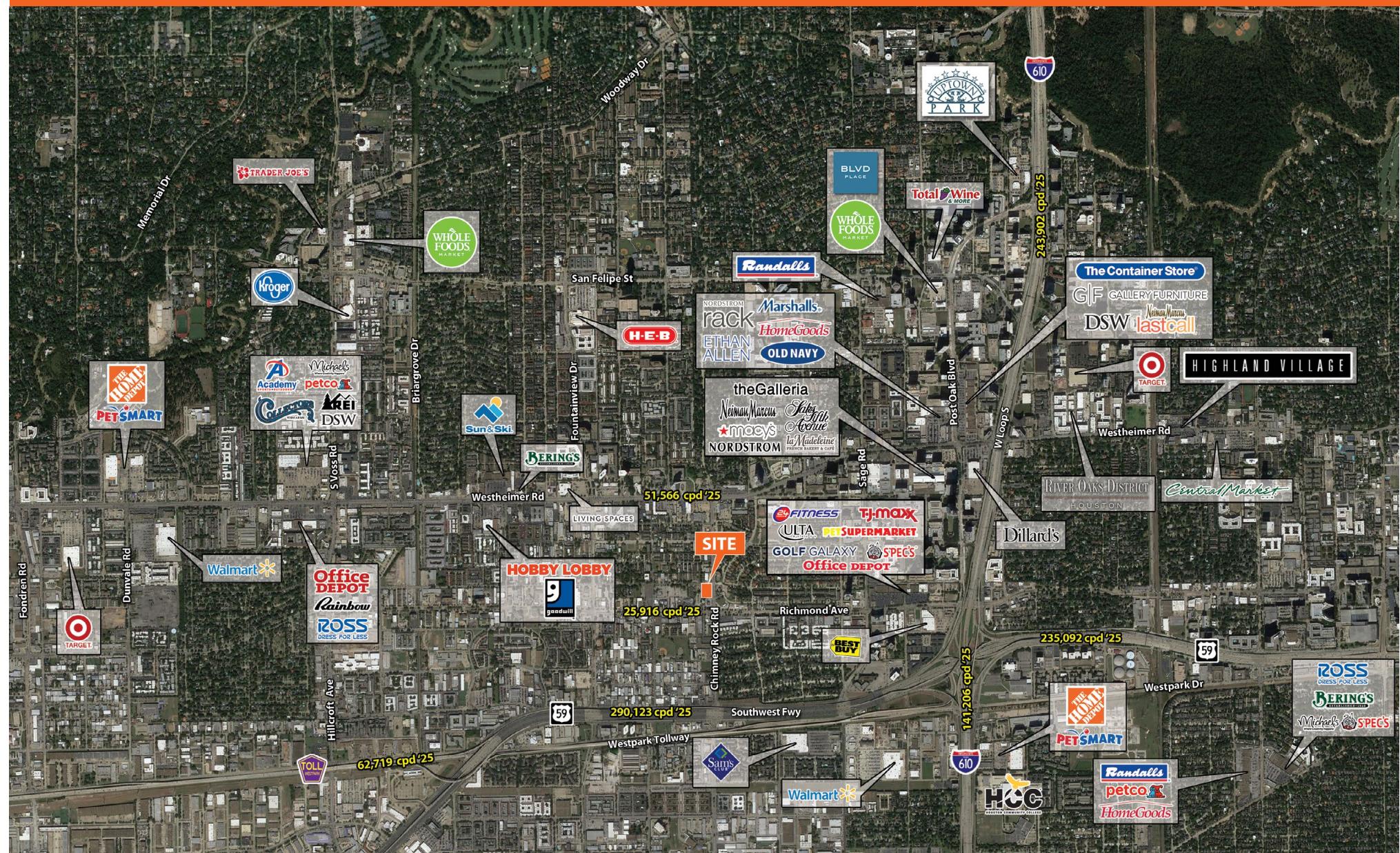
**25,916 CPD**

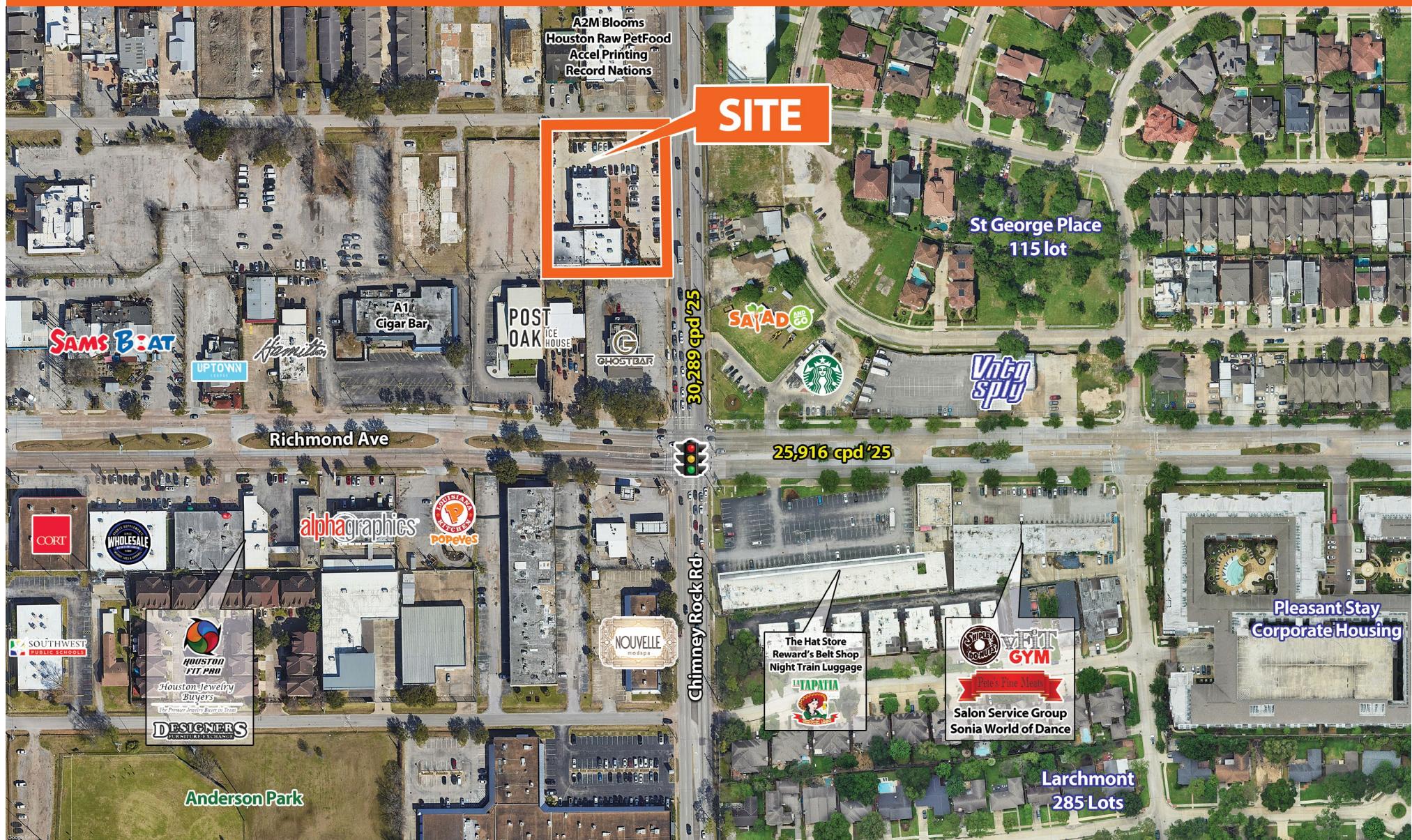
Richmond Ave

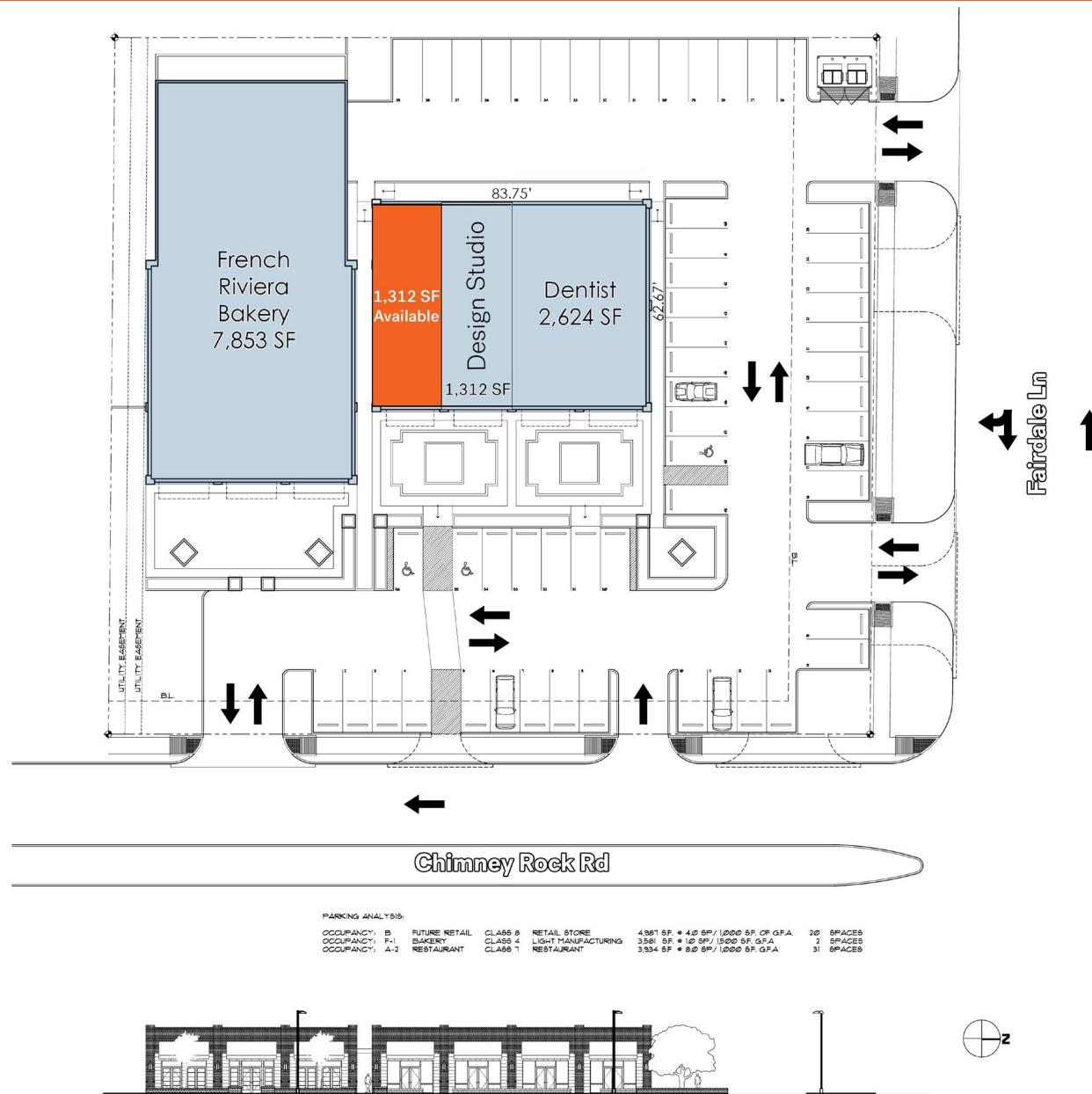


### PROPERTY INFORMATION

- 1,312 SF 2nd Gen Retail Space for Lease on Chimney Rock and Richmond Ave - Available Oct. 1
- 52,403 Total Daytime Population within a 1 Mile Radius
- Over 55,000 Combined CPD on Chimney Rock and Richmond Ave
- Located 1.2 Miles from The Galleria Mall which receives 10 Million Visits per year \*Placer.ai









	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
TOTAL POPULATION	36,117	216,562	523,641
TOTAL DAYTIME POPULATION	52,403	287,188	839,849
PROJECTED POPULATION GROWTH 2021 TO 2026	0.86%	1.22%	2.53%
2026 PROJECTED POPULATION	36,429	219,200	536,907
% FEMALE POPULATION	49%	50%	50%
% MALE POPULATION	51%	50%	50%
MEDIAN AGE	35.9	37.1	37.5
<b>BUSINESS</b>			
TOTAL EMPLOYEES	34,235	168,811	552,159
TOTAL BUSINESSES	2,511	13,261	27,340
<b>HOUSEHOLD INCOME</b>			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$80,845	\$89,035	\$96,074
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$64,200	\$69,366	\$76,836
ESTIMATED PER CAPITA INCOME	\$51,130	\$66,154	\$69,729
<b>HOUSEHOLD</b>			
TOTAL OCCUPIED HOUSING UNITS	20,188	109,881	259,046
% HOUSING UNITS OWNER-OCCUPIED	23.00%	31.00%	37.00%
% HOUSING UNITS RENTER-OCCUPIED	65.00%	58.00%	52.00%
<b>RACE &amp; ETHNICITY</b>			
% WHITE	42.01%	46.75%	49.31%
% BLACK OR AFRICAN AMERICAN	12.69%	11.27%	10.89%
% ASIAN	12.43%	11.39%	11.84%
% OTHER	32.86%	30.59%	27.95%
% HISPANIC	40.00%	36.46%	32.69%
% NON-HISPANIC	60.00%	63.54%	67.31%

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

#### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner

of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

#### LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

EDGE Realty Partners LLC

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info@edge-re.com

713.900.3000

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809