

2311 W ALABAMA ST

Houston, TX 77098

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

This 2,600 SF medical office opportunity is located in Houston's Upper Kirby area at 2311 W Alabama, offering a strong inner-loop location with excellent visibility and access. The space sits within a 12,038 SF retail/medical freestanding property built in 2001 and is well positioned to serve the surrounding high-income residential and daytime population. The property benefits from frontage along W Alabama and strong traffic counts from nearby major thoroughfares, making it a practical fit for medical, wellness, or other healthcare-related users. Existing tenancy and surrounding retail activity help support daily traffic to the site, while the building's established presence gives users a professional setting in a highly desirable submarket. This is a solid option for a medical office user seeking a functional, well-located space in one of Houston's stronger infill trade areas.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,600 SF
Lot Size:	22,021 SF
Building Size:	12,038 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	14,494	107,981	242,443
Total Population	26,476	203,092	504,698
Average HH Income	\$207,336	\$183,016	\$159,964

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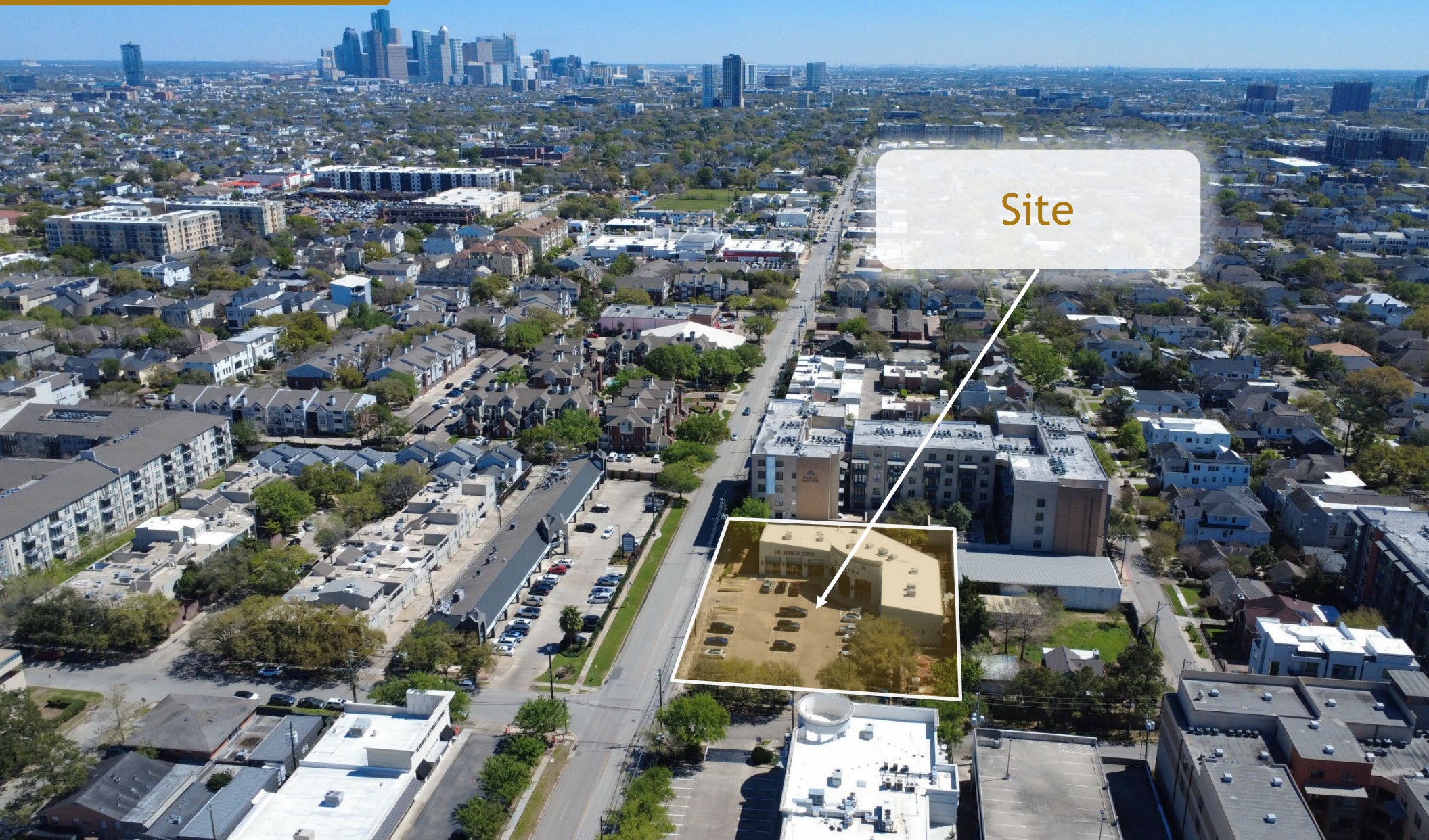
301 Camp Craft Road
Austin, TX 78746
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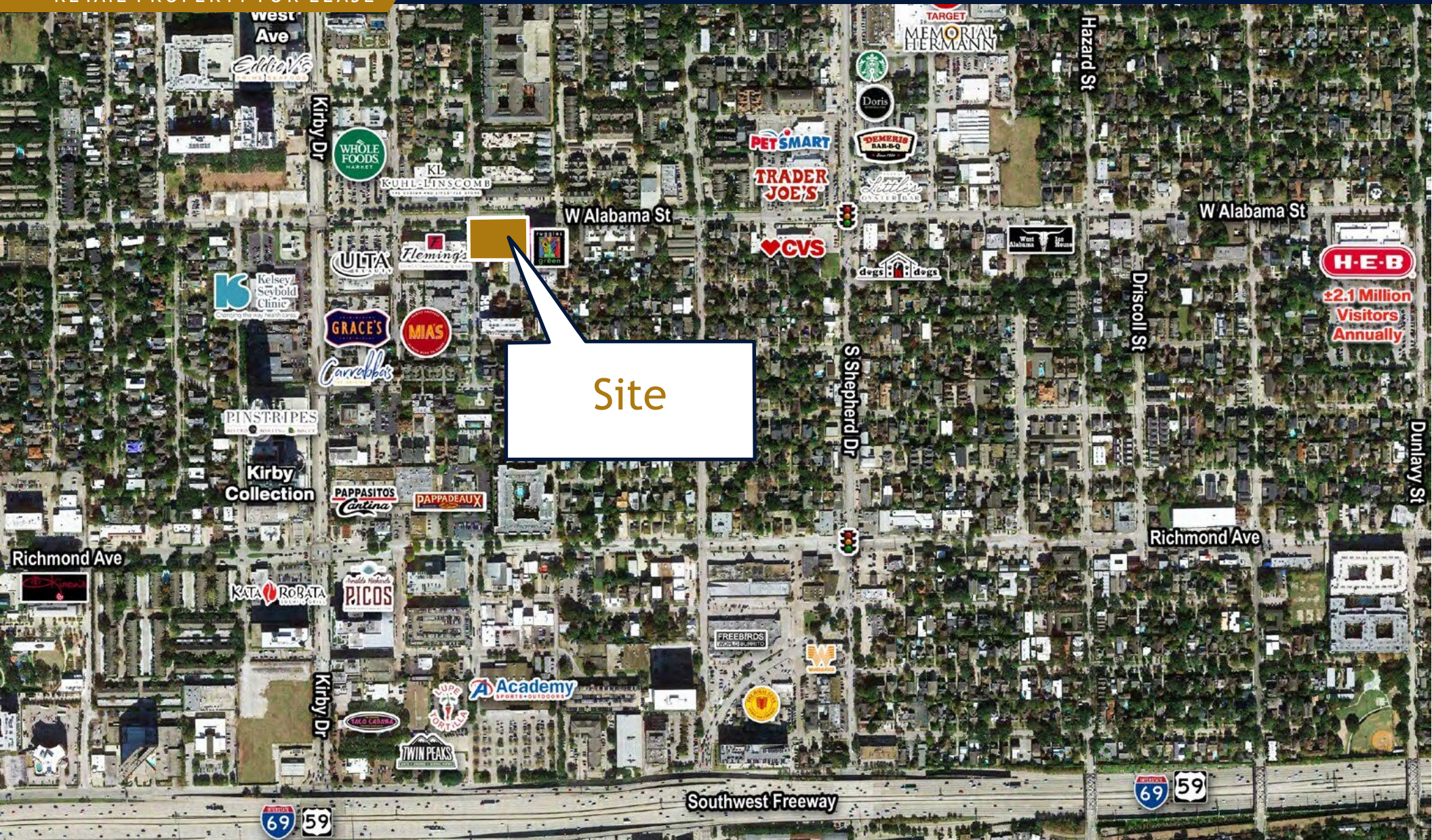
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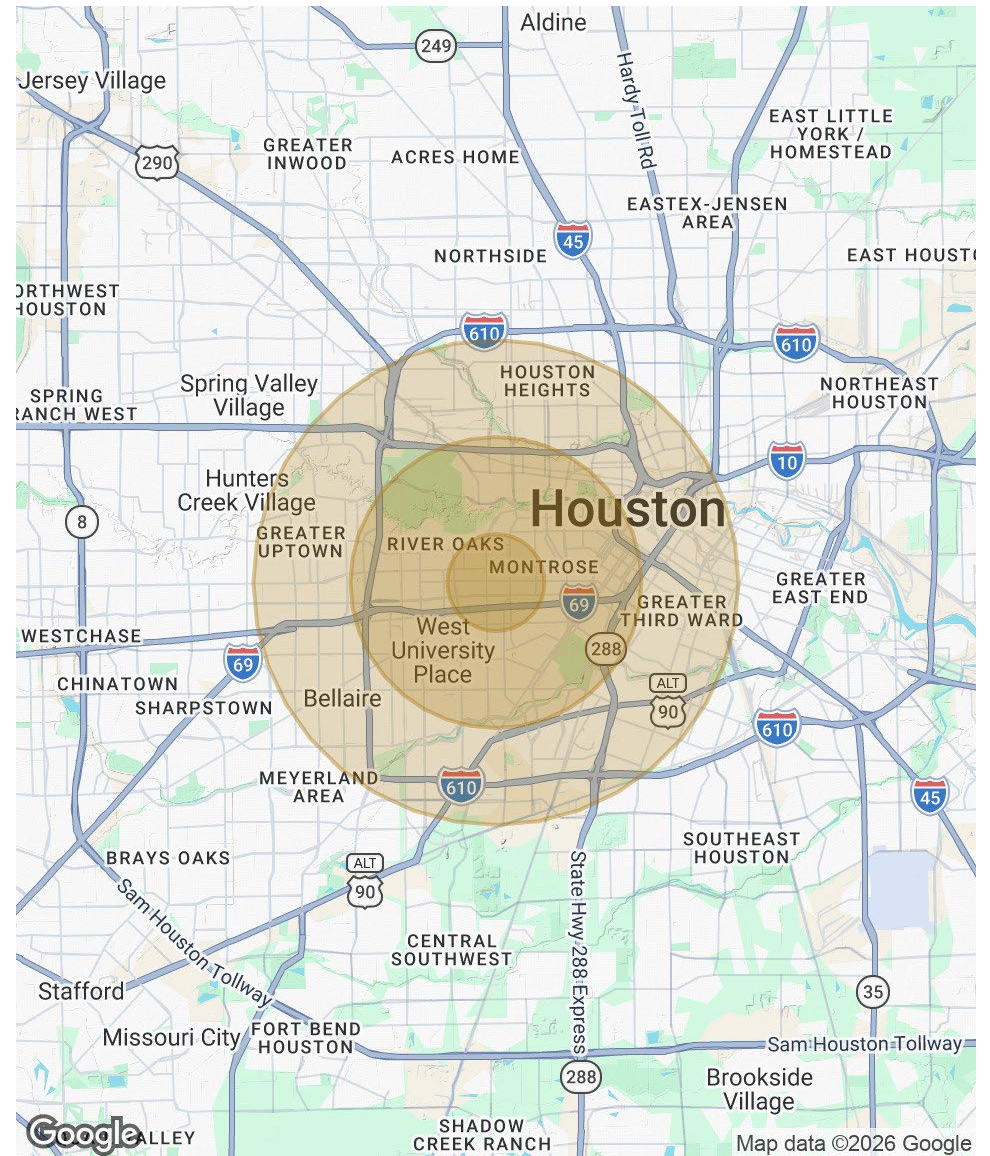
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	26,476	203,092	504,698
Average Age	39.0	37.1	36.7
Average Age (Male)	38.9	37.2	37.0
Average Age (Female)	39.0	36.8	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	14,494	107,981	242,443
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$207,336	\$183,016	\$159,964
Average House Value	\$987,034	\$828,578	\$718,572

2023 American Community Survey (ACS)



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