

# KIRBY-RICHMOND PLAZA

3401-3471 KIRBY DRIVE, HOUSTON, TEXAS, 77098



LEVCOR



Located in the heart of the Upper Kirby District, Kirby-Richmond Plaza is a prime retail project surrounded by Houston's most attractive upscale buyers. Thriving growth, new residential construction, outstanding consumer income levels, and easy access to two major thoroughfares combine to make this location superior in the Houston River Oaks retail market and ample parking makes it a rare commodity indeed!

FOR MORE INFORMATION:  
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## SITE PLAN



SUITE	TENANT	GLA
3401	RESTAURANT IN LEASE	5,000 SF
3411	THE LITTLE TACO SHOP	1,375 SF
3413	SUPERCUTS	1,200 SF
3419	FAT BAO	1,375 SF
3421	HOUSTON QUALITY SHOE CARE	1,210 SF
3429	ENVISION NAILS	2,451 SF
3435	LUNA PIZZA	1,711 SF
3441	AVAILABLE	1,516 SF
3443	OFFICE DEPOT	24,212 SF
3451	POSTURFIT	1,200 SF
3453	STATE FARM	1,065 SF
3455	AVAILABLE	1,200 SF
3457	PROTECT YOUR BACK CHIRO.	900 SF
3467	AG TAILORS & ALTERATIONS	900 SF
3471	USA CABINET STORE	2,865 SF
2518	PERFECT VISION	2,03 SF
2514	OFFICE/RETAIL AVAILABLE	1,587 SF
2510	KHYBER NORTH INDIAN GRILL	2,500 SF

## PROPERTY HIGHLIGHTS

- In-line Spaces Available
- 2nd Generation Office, Retail, and Restaurant
- Short Term Leases Only

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
POPULATION	<b>25,144</b>	<b>209,240</b>	<b>534,518</b>
AVG. HH INCOME	<b>\$206,276</b>	<b>\$182,895</b>	<b>\$157,658</b>
MED. HOME VALUE	<b>\$718,407</b>	<b>\$567,962</b>	<b>\$492,964</b>



LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.

