

COMMERCIAL

For LEASE



FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

SIZE

Suite #A2 : 1,050 sqft,
Suite D: 1,615 sqft

PRICE

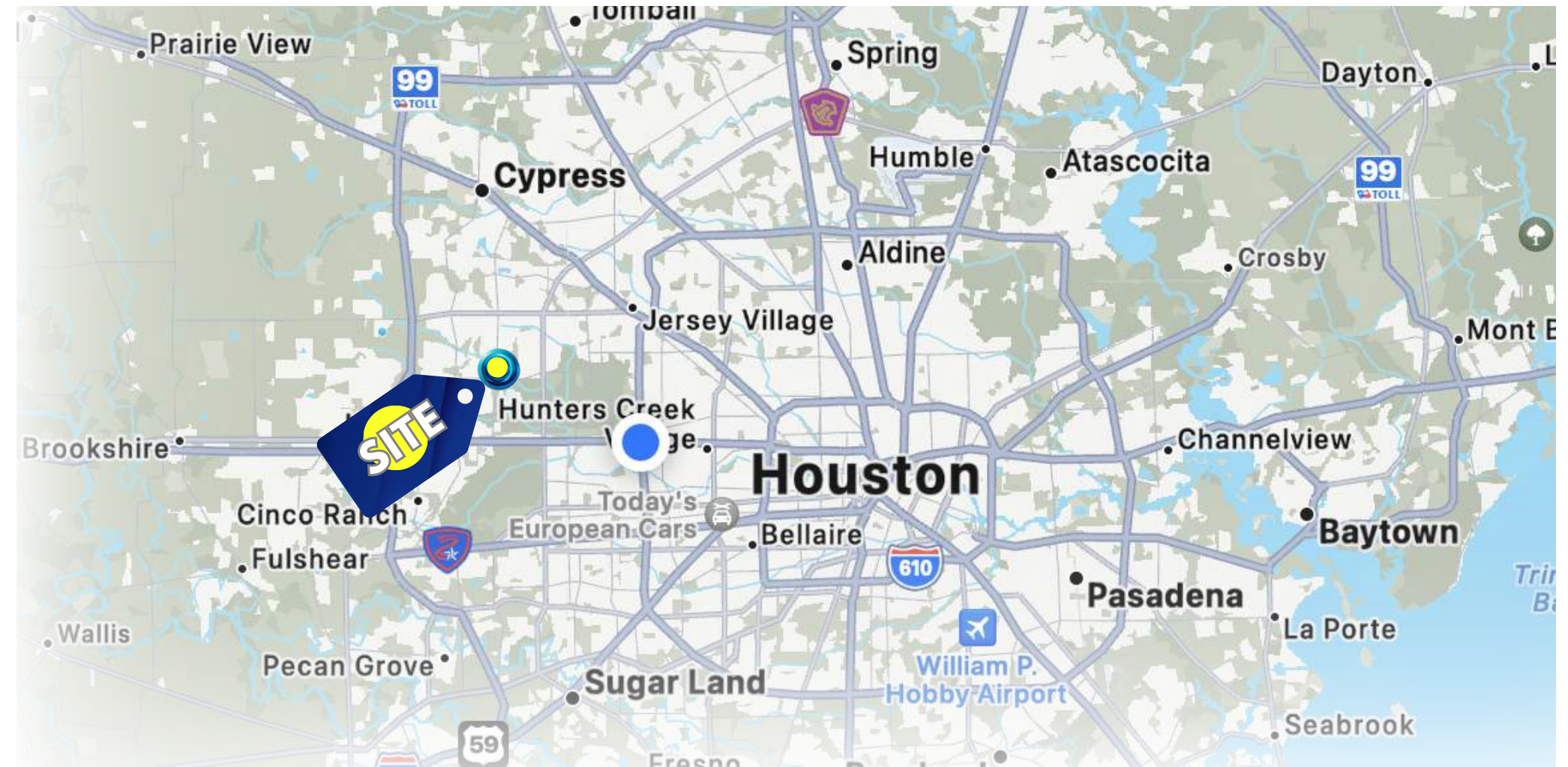
Call Office

HIGHLIGHTS

- At Hard Corner of Signalized Intersection.
- Major Intersection of Traffic Corridors, 30,791 cars per day on N Fry Rd, 16,470 cars per day on W Little York Rd, Shadow
- Anchored By Walmart, Adjacent Major Retailers: Walmart, Kroger, Aldi

TRAFFIC COUNTS

Fry Road 33,463 VPD



DEMOGRAPHICS

	1 mile	3 mile
Population	24,743	138,339
Median HH Income	\$80,687	\$89,975
Population Growth '24-'29	↑ 1.75%	↑ 2.14%





529

Marshalls  **TARGET**



6

99



amazon



LONE STAR
storage center

Randalls



 **UNITED STATES
POSTAL SERVICE**



Walmart
Neighborhood Market

**APEX
REALTORS**

6052 N Fry Rd.
Katy, TX 77499



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