



Heights Second-Generation Restaurant Available ± 5,500 SF For Lease

1111 Studewood St.
Houston, TX 77008

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Property Overview

Location: 1111 Studewood St.,
Houston, TX 77008

Building Size: 5,500 SF

Features:

- Turnkey second-generation restaurant space available in The Heights
- Available immediately
- +/- 2,200 SF outdoor patio space
- Ample parking including street parking, an adjacent lot and a parking garage
- 1111 Studewood is a \$13 million-dollar mixed use project including...
 - 14,000 SF retail
 - 20 condo units (sold out)
 - Rooftop event venue space



Estimated population

1-miles	3-miles	5-miles
22,643	190,526	446,257



Number of households

1-miles	3-miles	5-miles
10,924	88,450	201,107



Average household income

1-miles	3-miles	5-miles
\$174,836	\$154,756	\$132,254



Median age

1-miles	3-miles	5-miles
40	36.6	36.6



Area traffic counts

8,312 VPD	7,533 VPD
Studewood St.	East 11 th St.

About The Heights

- The Heights is one of the most desired areas in the Houston MSA.
- The Heights is a lively area for various restaurants, retail shops, historic sites, and more.
- This location is conveniently located 4 miles from downtown Houston, 9.5 miles from the Texas Medical Center, and 5 miles from River Oaks.
- The residential population within 5 miles of this site is over 457,000 people and expected to increase 1.7% by 2028.
- Surrounding traffic counts include...
 - 8,312+ VPD on Studewood St.
 - 7,533+ VPD on West 11th St.



Nearby Restaurants

LORO
ASIAN SMOKEHOUSE & BAR

POSTINO
WineCult

THE GYPSY POET

SUPERICA

field & tides
restaurant + bar

LA LUCHA

Jūn



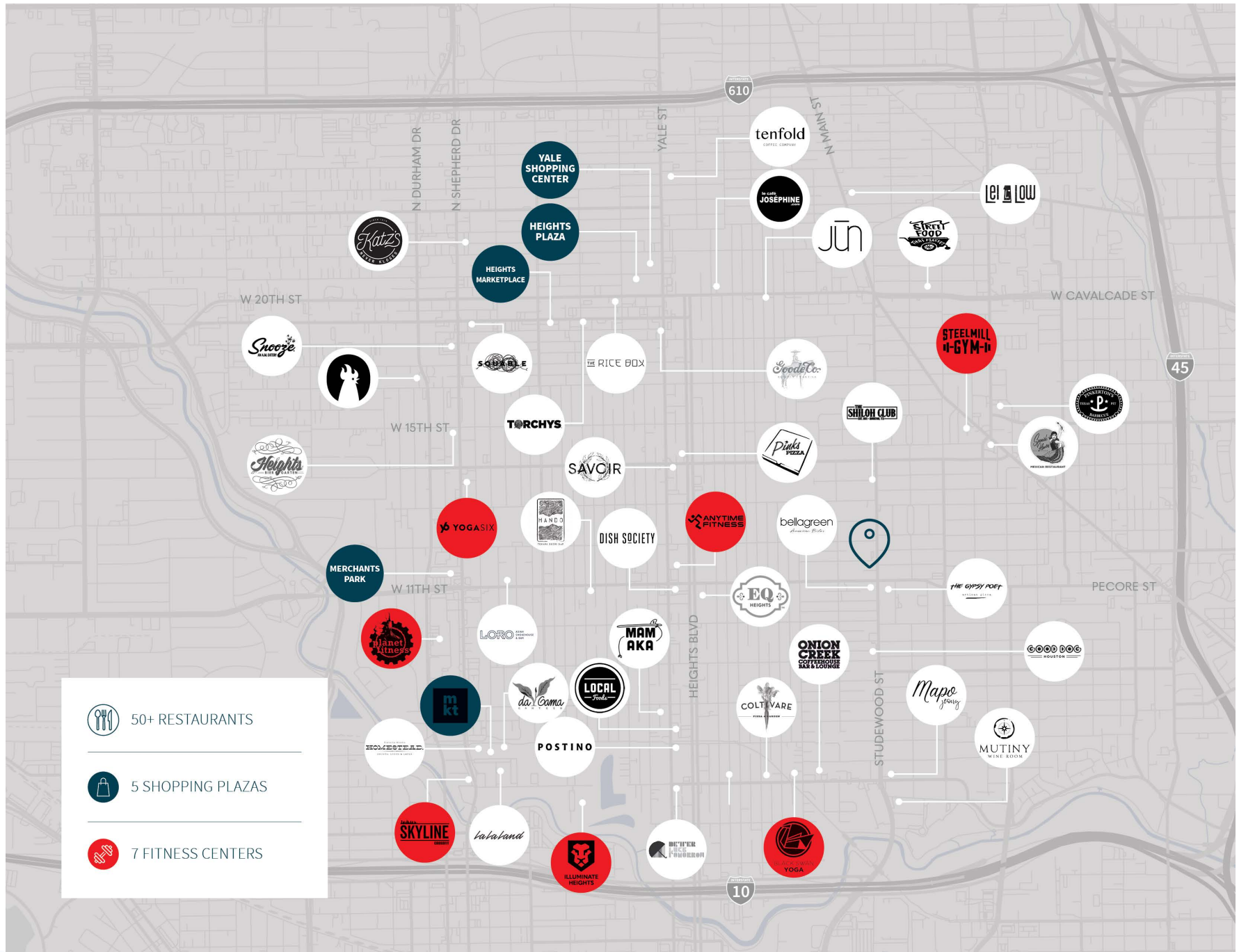
Exterior Photos – 2,200sf of outdoor patio

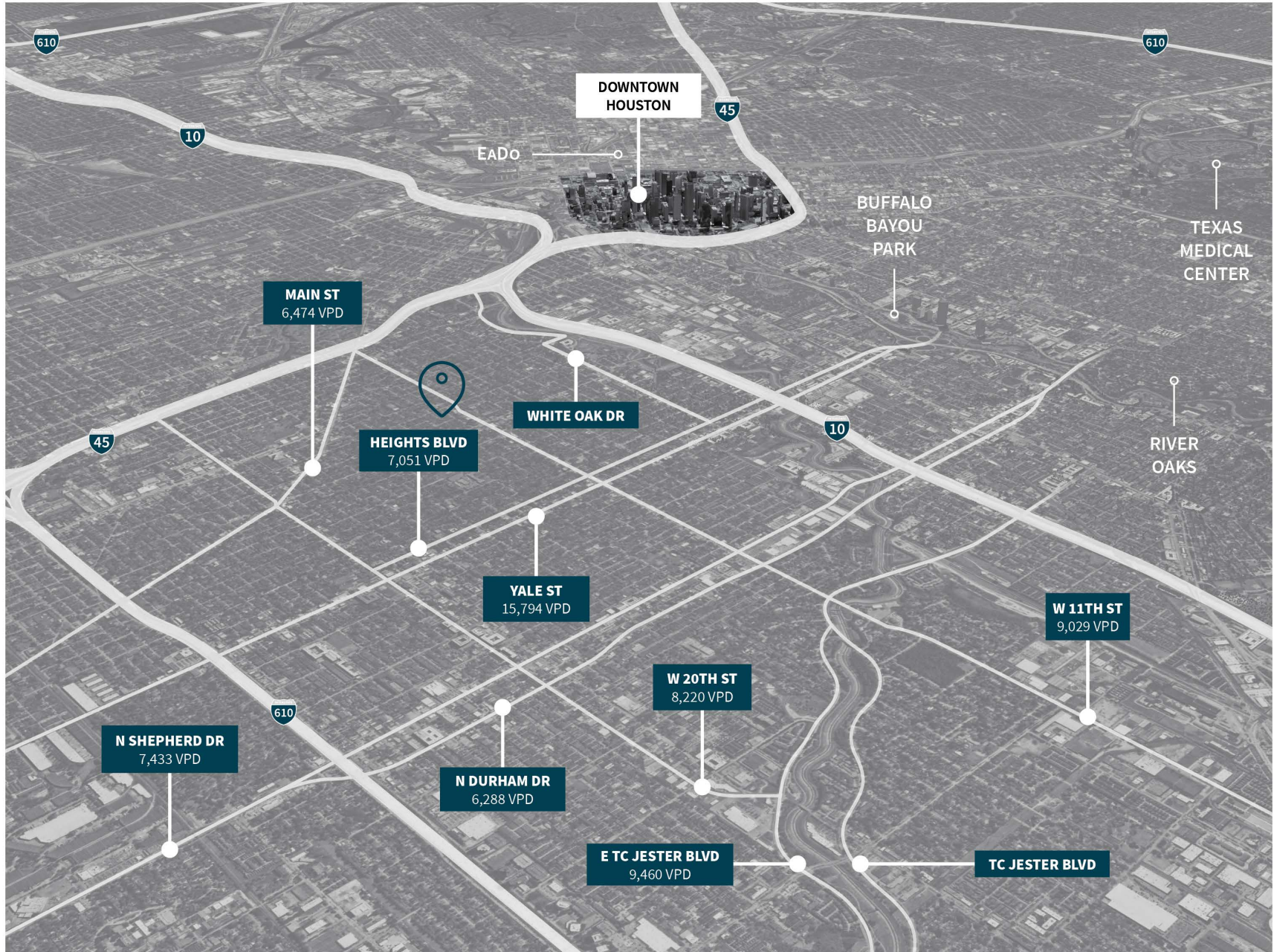


Interior Photos

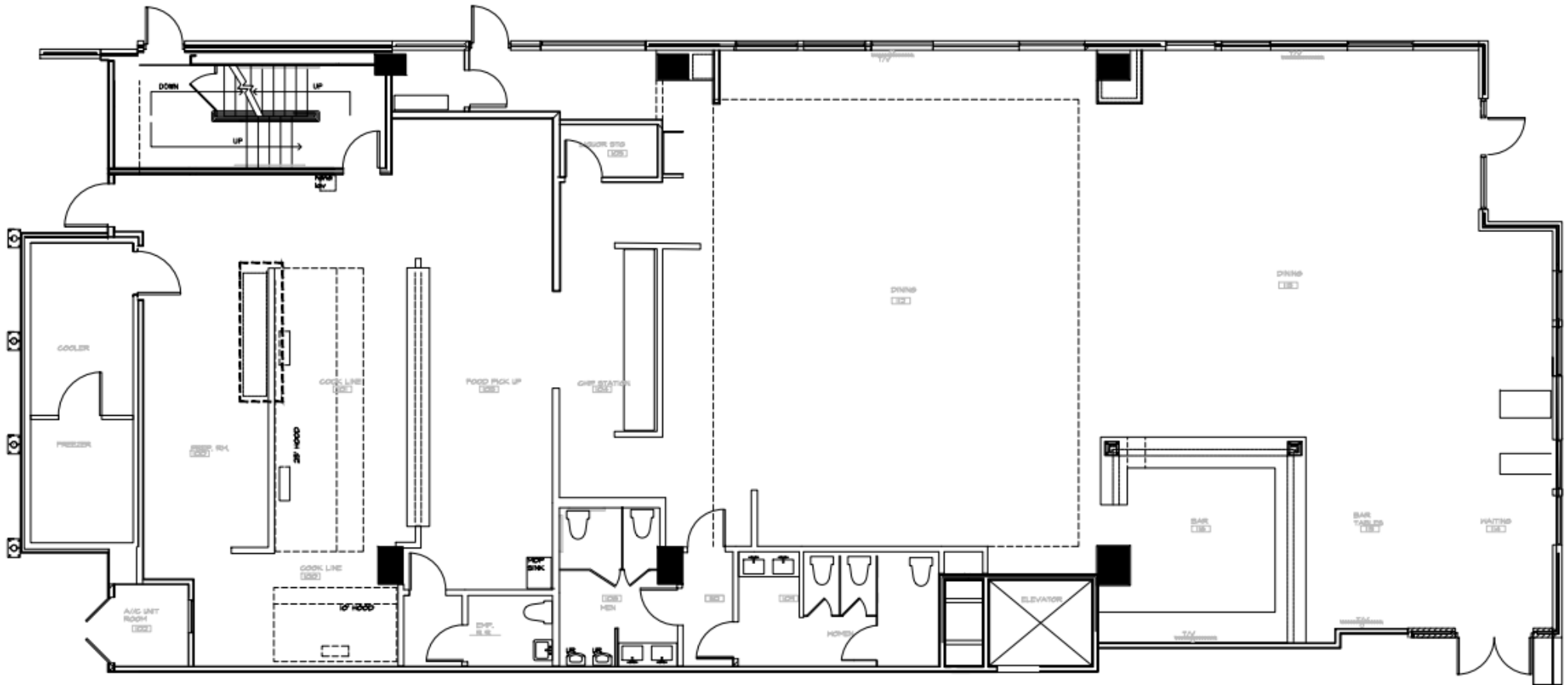


Area Retail





Site Plan



Thank you

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