

**2,065sf Restaurant
Space, Suites D&E**



TRAFFIC COUNT:

Westheimer: 19,900 cpd

Bagby: 17,000 cpd

**For information: Hugh Banon
(713) 825 0636; hughbanon@bayoubendtx.com**

106 Westheimer

106 Westheimer Rd, Houston 77006



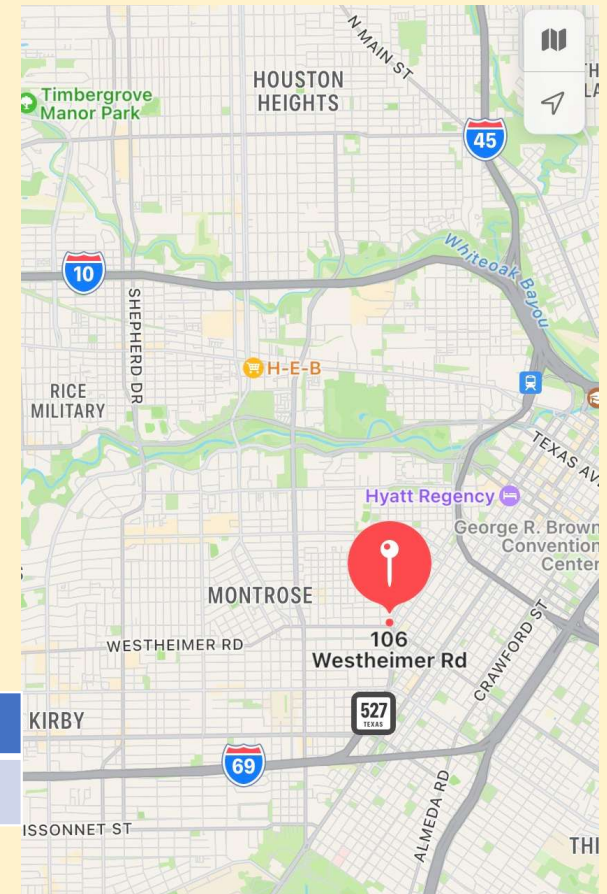
PROPERTY HIGHLIGHTS

- 5,200sf Shopping Center, 27 Parking Spaces
- At the Intersection of Westheimer and Bagby; Access from Both Both Bagby and Westheimer
- Great Location in Midtown
- In Midst of Houston Restaurant Scene and New Developments
- Excellent Visibility
- Easy Access to Downtown and Interstate 69

❑ **2,065sf Restaurant Space Available (Suites D&E) – NNN Lease**

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Demographics

1 Mile

3 Mile

5 Mile

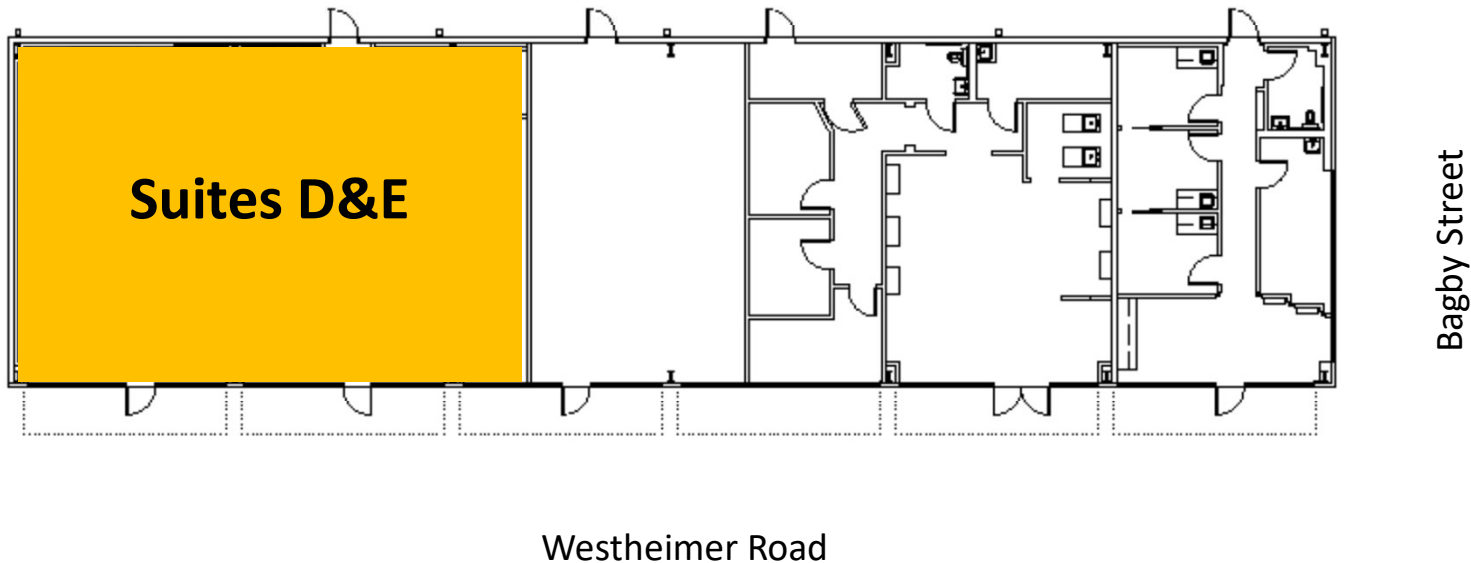
Daytime Population	34,000	230,000D	492,000
Avg Household Income	\$132,000	\$152,000	\$141,000

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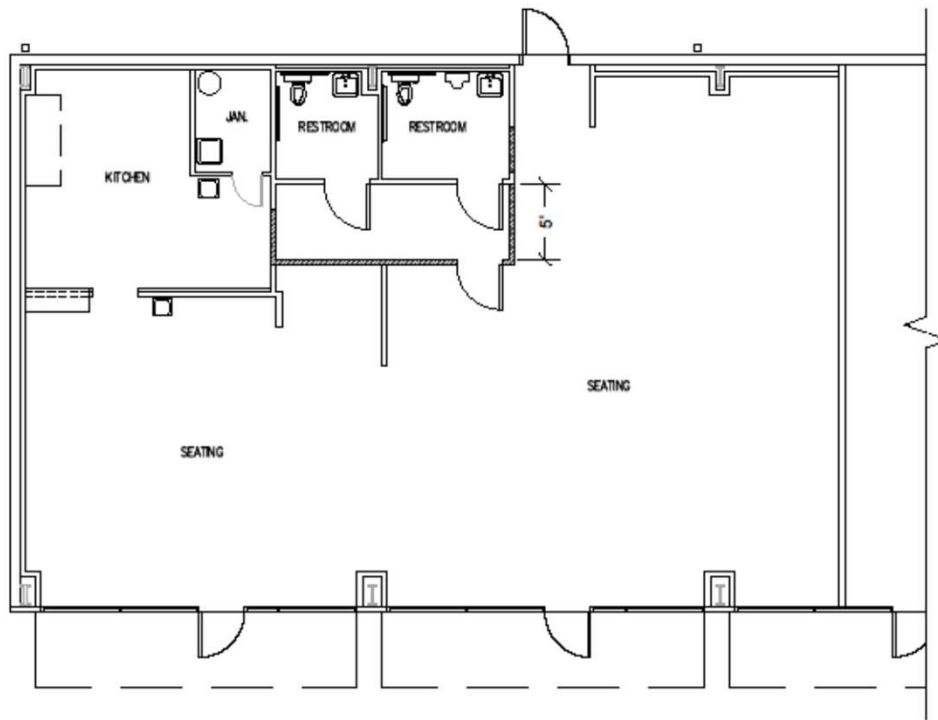
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SITE PLAN



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The interior has been demo'ed and ready for buildout:

- **High Ceilings**
- **ADA Restrooms**
- **Finished Concrete Floor**
- **Kitchen Hood**
- **Grease Trap**
- **Existing Gas and Kitchen Connections**

Suites D&E Interior



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