

# 3,117 SQ FT OFFICE/RETAIL SPACE

7112 LYONS AVE, HOUSTON, TX 77020

FOR SALE



Carlos Iglesias  
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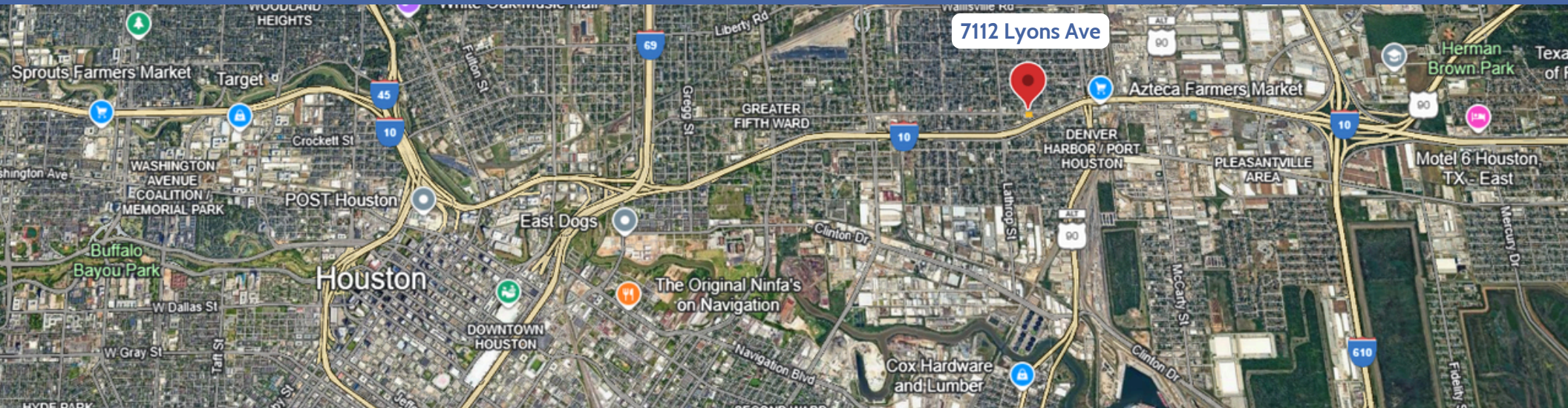
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8245 North Fwy Bldg A Houston, TX 77037



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## PROPERTY DESCRIPTION

This property offers an exceptional investment opportunity for businesses seeking high visibility and versatility. This strategically positioned site consists of two buildings: A former medical office and a single-occupancy retail space.

## PROPERTY HIGHLIGHTS

**High Visibility:** Located less than one block away from I-10 East Freeway. Properties position offers significant exposure with a high VPD count.

Property offers flexible use potential: ideal for retail, office, medical, or service-oriented businesses. Spaces offer ample room for customization and renovation.

It is located in a developing area with an increasing demand for commercial spaces. High demand provides excellent advantage for investors and business owners.

## OFFERING SUMMARY

Sale Price	\$550,000
Property Type	Retail Space/ Medical Office
Number of Bdgs/ Total Bldg. Area	2/ 3,117 Sq Ft
Year Built	1960
Lot Size	0.31 Acres
Parking Spaces	24

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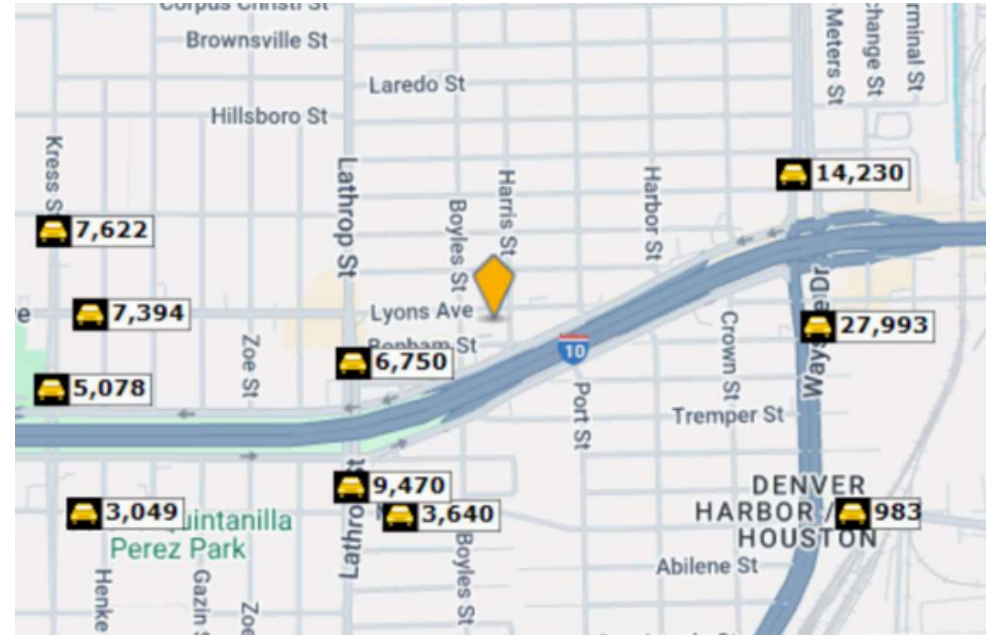
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## DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	13,929	297,645	1,306,323
2024 Estimate	13,775	286,059	1,264,065
2020 Census	14,030	261,602	1,190,204
<b>Households</b>			
2029 Projection	4,461	107,570	493,391
2024 Estimate	4,416	102,801	475,500
2020 Census	4,524	92,520	442,335
<b>Avg HH Income</b>	\$52,240	\$67,921	\$88,333



## TRAFFIC STATISTICS

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> Lathrop St	Bonham St	0.02 N	2022	6,750	MPSI	.18
<b>2</b> Market St	Lathrop St	0.06 W	2022	3,640	MPSI	.27
<b>3</b> Lathrop St	Amarillo St	0.04 N	2018	9,470	MPSI	.27
<b>4</b> N Wayside Dr	Bonham	0.01 S	2022	27,993	MPSI	.41
<b>5</b> N Wayside Dr	Hershe St	0.02 S	2022	14,230	MPSI	.43
<b>6</b> Lyons Ave	Henke St	0.02 E	2022	7,394	MPSI	.51
<b>7</b> Market St	N Wayside Dr	0.05 W	2018	983	MPSI	.52
<b>8</b> Kress St	East Fwy	0.03 S	2022	5,078	MPSI	.56
<b>9</b> Kress St	Hershe St	0.02 N	2018	7,622	MPSI	.57

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