



WESTCHASE DRIVE UP | 2805 ELMSIDE DRIVE, HOUSTON, TX 77002

Features

- The subject property sits behind a mid-block office building which is on south side of Westheimer Road between Gessner and Elmside Drive. Westheimer is a heavily trafficked Road with in excess of 60,000 cars per day traveling in front of the site.
- Gessner and Westheimer is a major intersection with a Randal's Grocery store anchoring a large shopping center on the NEC of Gessner and Westheimer and an LA Fitness on the SEC of Gessner and Westheimer. Kroger is just to the west of the site on the SWC of Westheimer and Elmside.
- The trade area has outstanding density with 209,163 people within a 3 mile radius however the median household incomes within that 3 mile radius is average to weak at \$49,992.

FORMER BANK DRIVE THROUGH FOR SALE

TOTAL SF: 92,835

AVAILABLE SF: 1,347

CONTACT FOR MORE INFORMATION

Traffic Counts

Westheimer Rd	63,239 VPD
S Gessner Rd	29,681 VPD
Elmside Dr	4,592 VPD

Demographics

	YEAR: 2020	1-MILE	3-MILE	5-MILE
Population		28,600	208,664	582,369
2019-2024 Total Population Change		6.1%	5.4%	5.6%
Daytime Population		35,521	232,574	645,224
Average Household Income		\$67,046	\$84,771	\$89,083

Area Retailers & Businesses



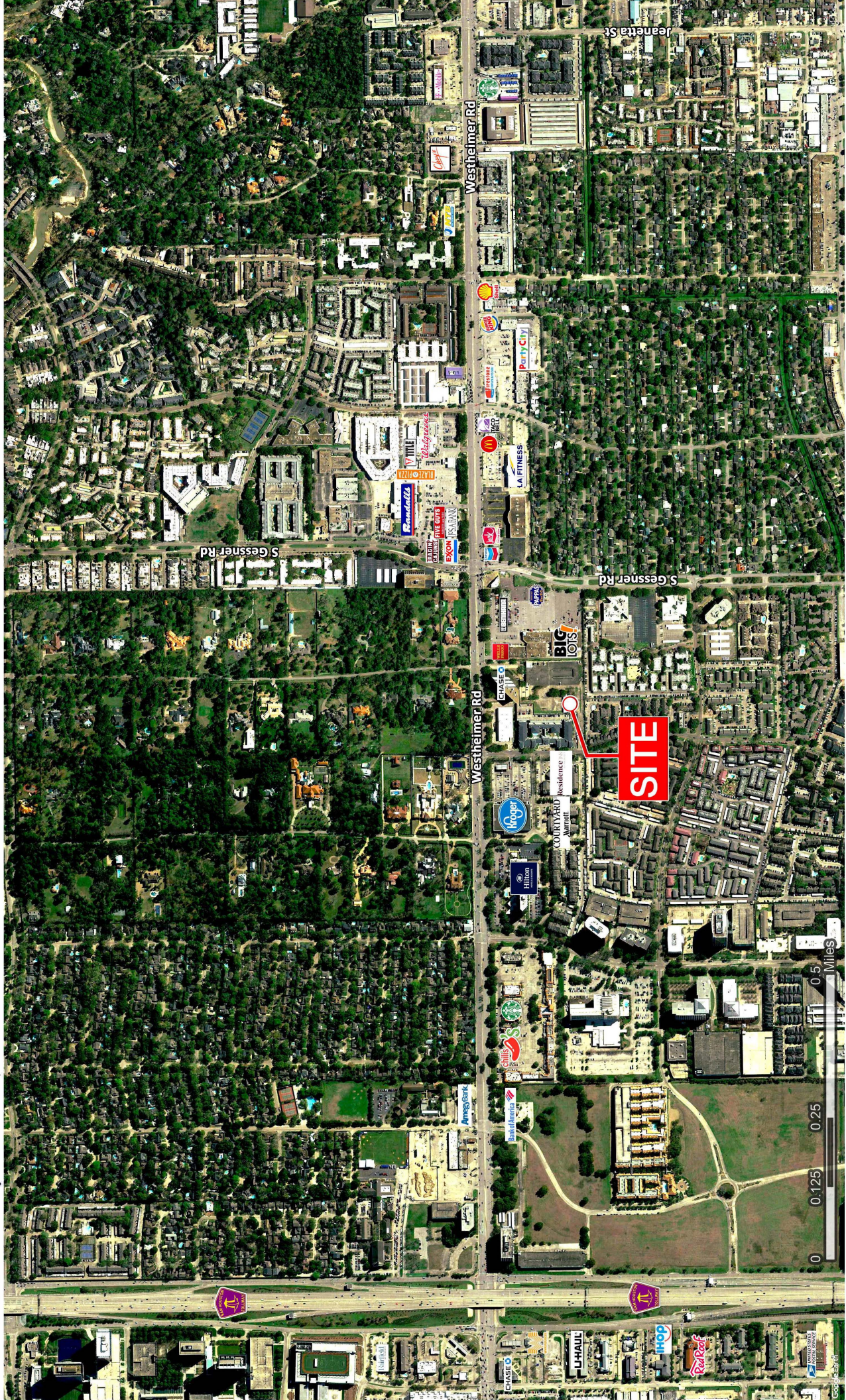
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