

BEECHNUT ANNEX

4672-4676 BEECHNUT ST.

2,625 SF
2nd GENERATION
RESTAURANT
AVAILABLE WITH
PATIO



DAN MEYER

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MEYER CARRINGTON

ABOUT

PROJECT DETAILS

- Two tenant retail strip center strategically located at the intersection of Bellaire and Meyerland neighborhoods
- Excellent visibility and access from Loop 610 and Beechnut Street
- 500,000 + population within 5 miles
- Ample parking

DEMOGRAPHICS

	1- MILE	3- MILE	5- MILE
POPULATION:	17,257	193,842	527,370
AVG HH INCOME:	\$172,417	\$107,396	\$97,783
HOUSEHOLDS:	6,575	79,074	225,775
DAYTIME POPULATION:	5,070	87,371	457,727

AVAILABILITY

- 2,625 SF availability with Patio
- Second Generation Restaurant
- Highly Desirable End Cap Space
- Dedicated Pylon Signage



JOIN AREA RETAILERS



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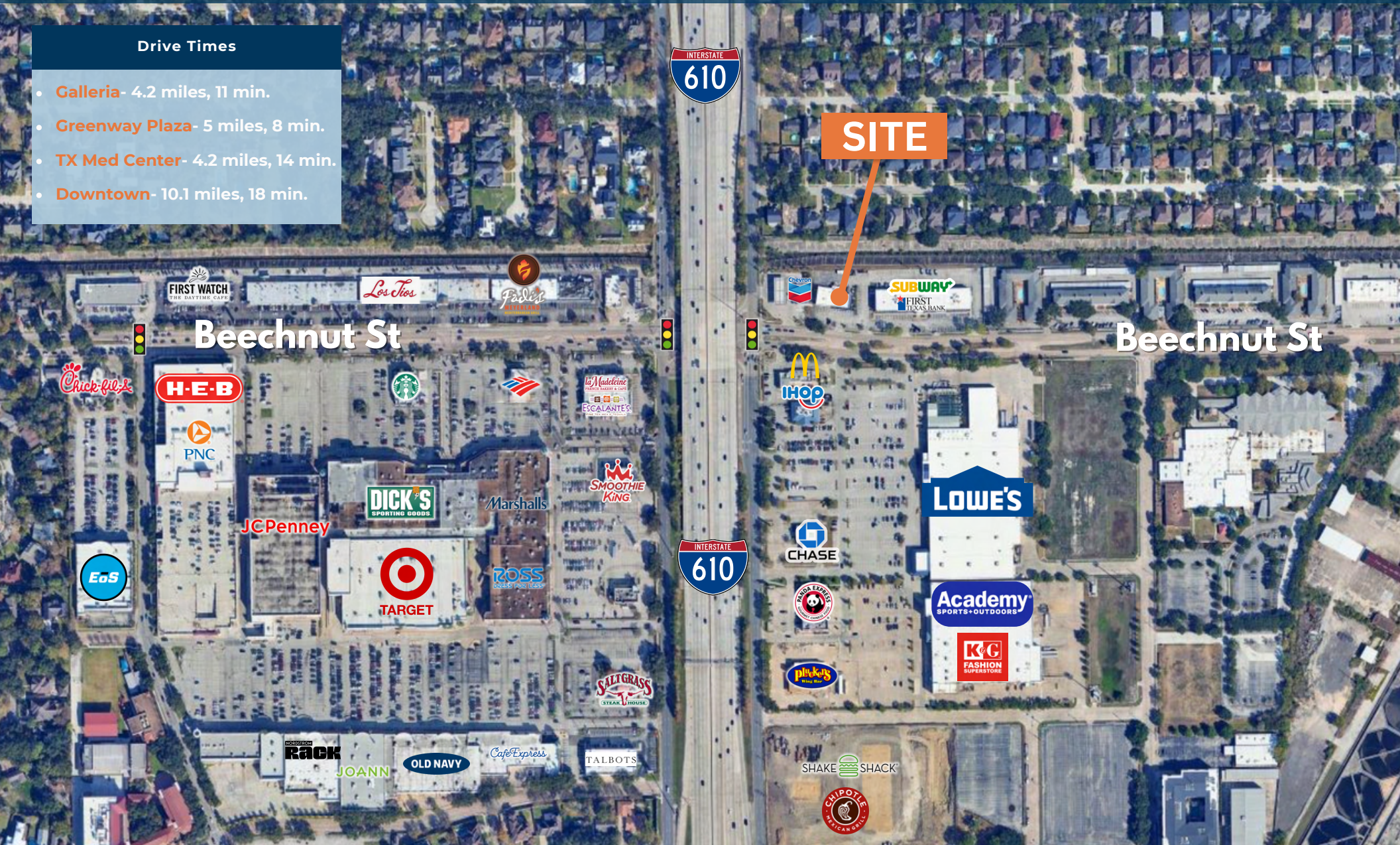
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MAP

Drive Times

- **Galleria**- 4.2 miles, 11 min.
- **Greenway Plaza**- 5 miles, 8 min.
- **TX Med Center**- 4.2 miles, 14 min.
- **Downtown**- 10.1 miles, 18 min.



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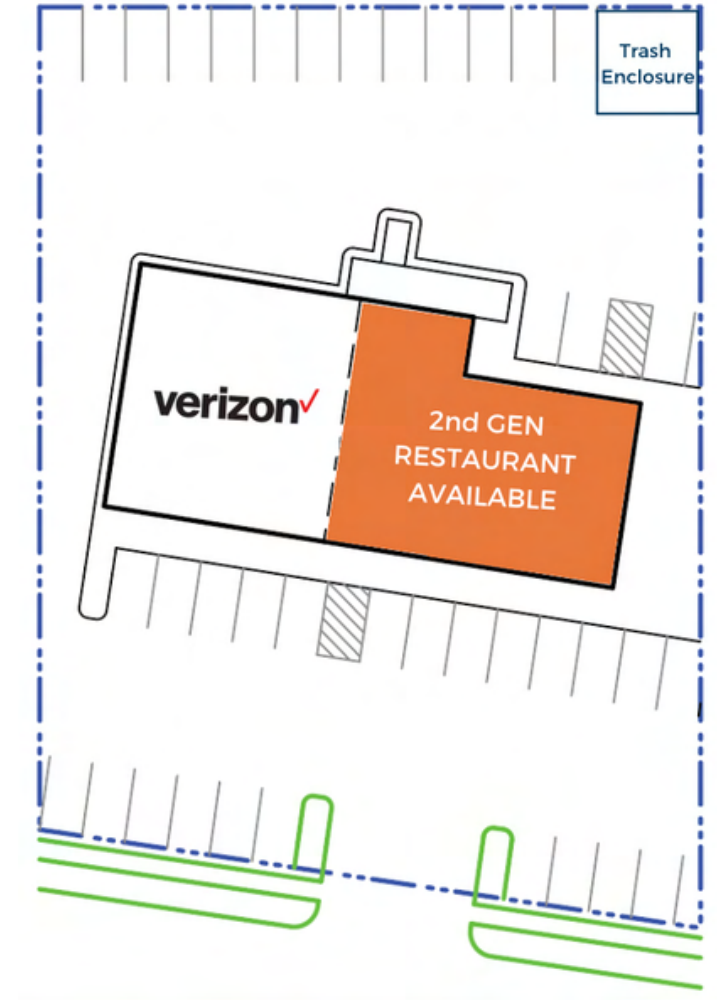
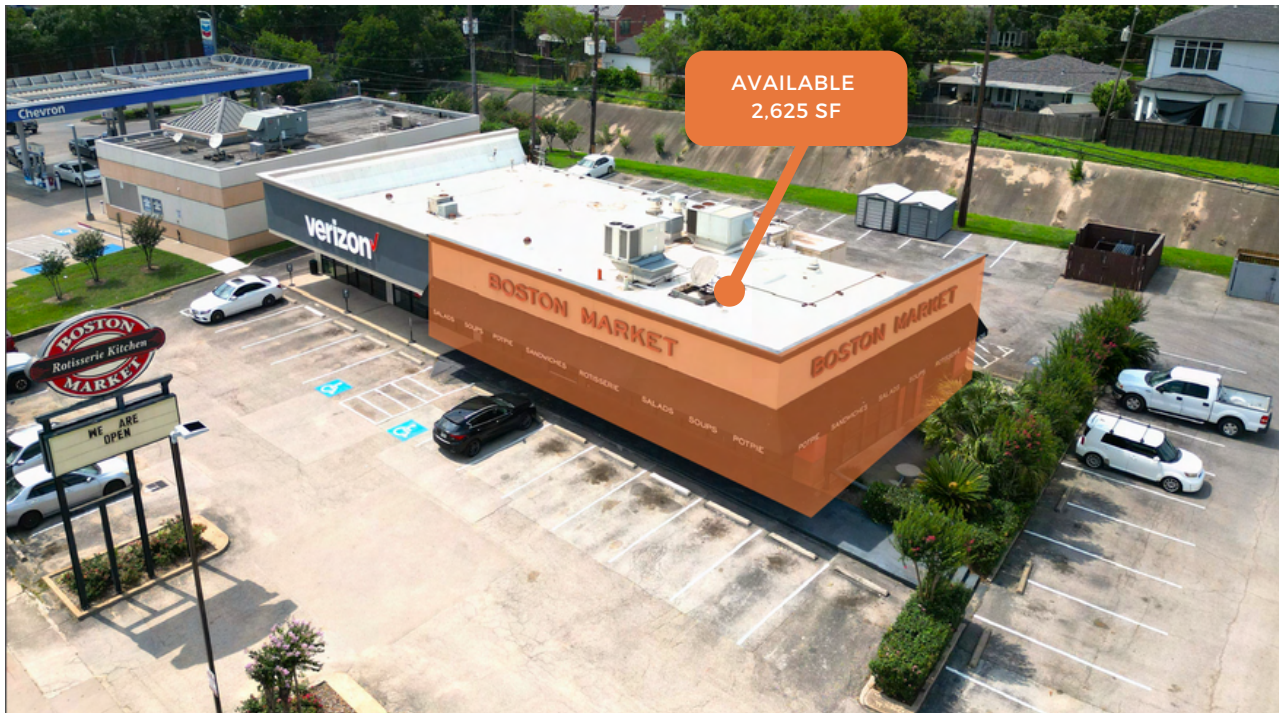
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PHOTOS



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Trash
Enclosure

verizon✓

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