

# FOR LEASE



**APEX  
REALTORS**

5444 Westheimer Rd. Suite 1620,  
Houston TX, 77056

**832-685-2739**

[APEXREALTORS.COM](http://APEXREALTORS.COM)

**6404 N Eldridge Pkwy,**  
Houston,  
TX 77041

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## Property Information

Available	6940 SF
Former use: Former Firestation , Flex/Retail Use	
Rental Rate \$22 psf/yr	NNN EST. \$9 psf/yr



## Property Highlights

- Great Visibility off Eldridge Parkway.
- Multiple Drive-Thru Bay Doors (4 front + 3 rear)
- Large Generator On-Site.
- Lots of Frontage.



## Demographics

Population (2025)	1 mi. - 9,240 3mi. - 85,005
Average Household Income	1 mi. - \$92,291 3mi. - \$74,155
Traffic Counts	Eldridge Pkwy 34,592VPD



## For more information

**DINESH RATWANI**

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407-764-2144

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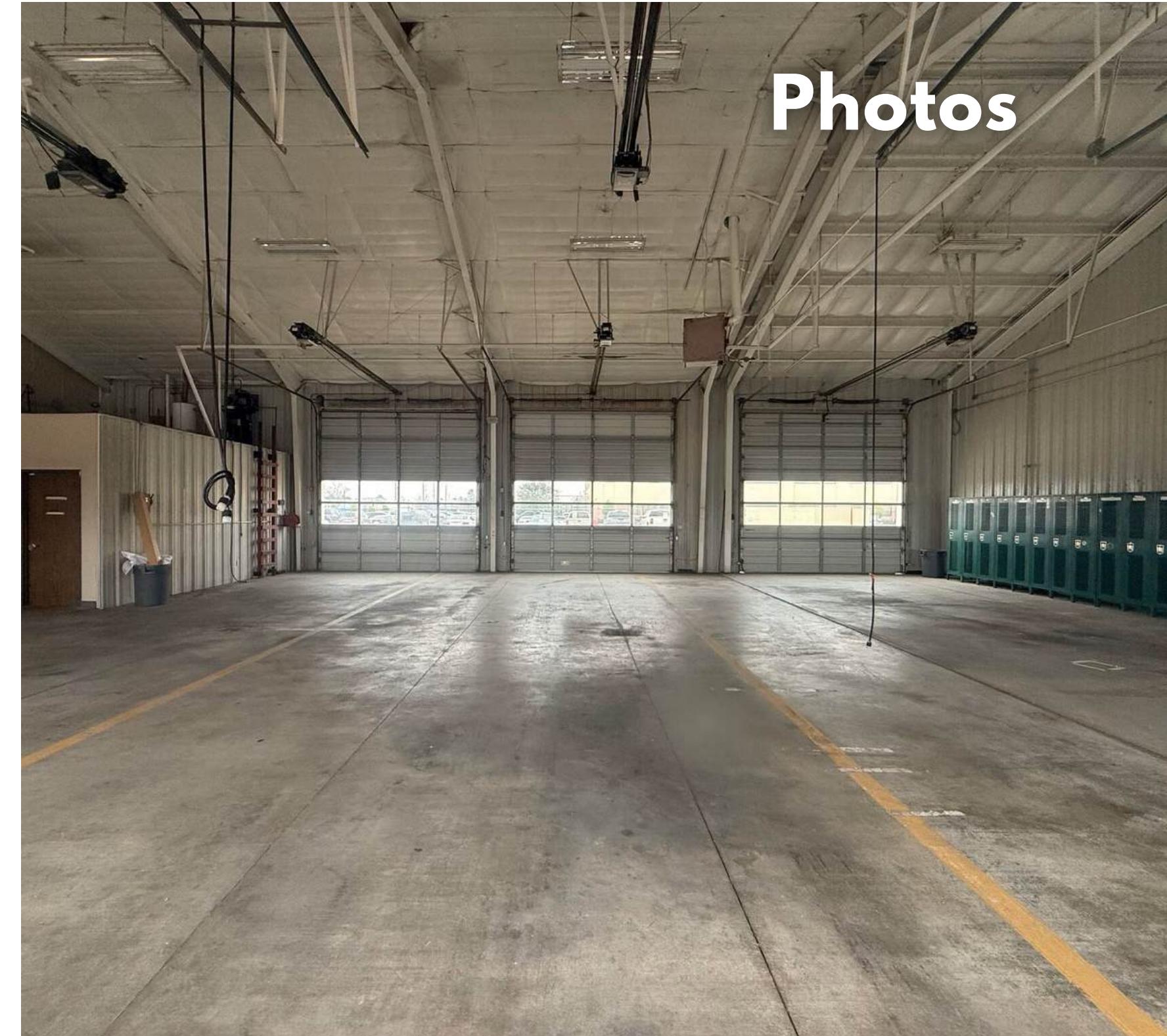
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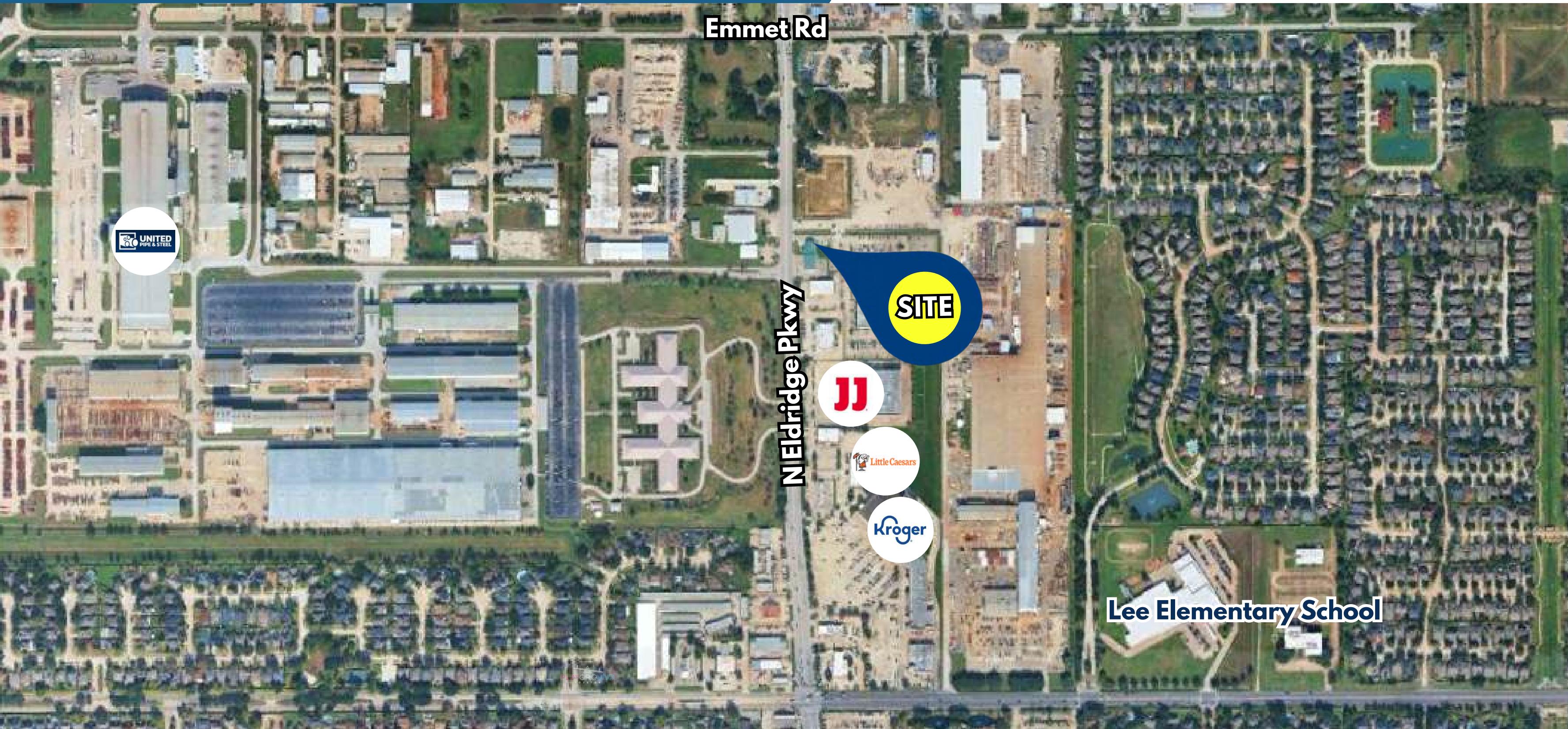
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**Photos**

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