

Second-Generation Restaurant Available (2,943 SF)

FOR LEASE

# 1096 ENCLAVE PKWY

HOUSTON | TX 77077



#### Local Leasing Contact:

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# PROPERTY HIGHLIGHTS

- 2,943 SF Second-Generation Restaurant Building with 835 SF Patio; newly constructed in 2021
- Located in the heart of the Energy Corridor, home of over 23 million SF of office space with 94,000 employees
- Positioned directly across from the Holiday Inn, within a retail center featuring Chipotle, Jimmy John's, Hotworx, and more
- Densely populated area of Houston with over 106,000 residents in a 3-mile radius
- Excellent visibility with  $\pm$ 30,300 vehicles per day on Eldridge Parkway
- Situated on a 0.635-acre lot with ample parking
- Potential monument signage opportunity

**CONTACT BROKERS FOR GROUND LEASE RATE**

## Demographic summary

	1 Mile	3 Mile	5 Mile
Population	17,697	106,780	272,996
Average HH Income	\$114,134	\$100,486	\$93,706
Daytime Population	8,424	54,257	166,731
Median Age	38.5	36.9	36.3



## Traffic counts

STREET	VPD
Eldridge Pkwy	$\pm$ 30,300 VPD
Enclave Pkwy	$\pm$ 4,400 VPD
H-10	$\pm$ 250,000 VPD

Source: CoStarGroup

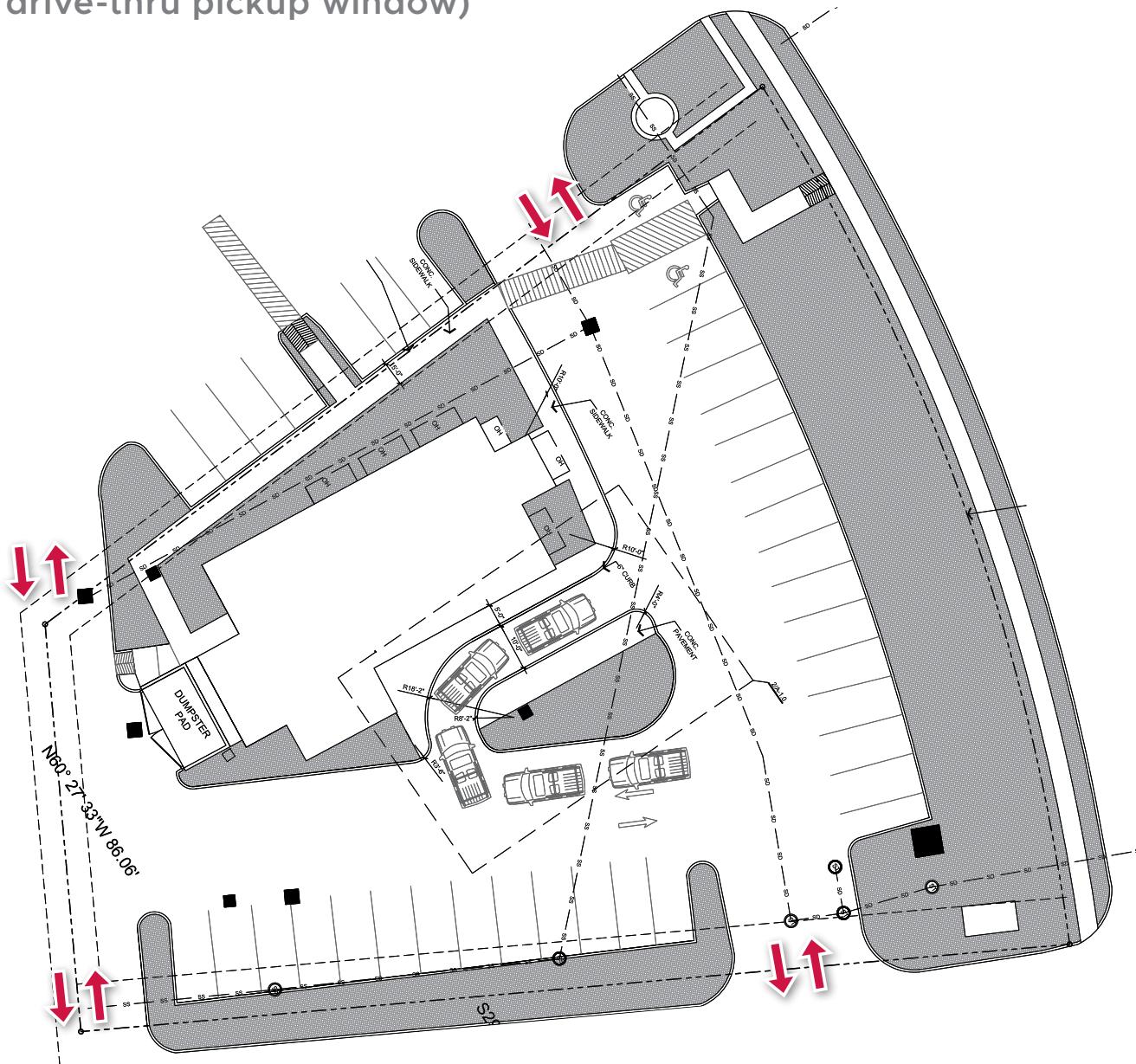
Join Area  
Retailers



## | SITE MAP



## ALTERNATE SITE PLAN (With proposed drive-thru pickup window)



| AERIAL



1096 ENCLAVE PKWY

# SURROUNDING AERIAL

(10)

± 220,900 VPD

(10)

3 MIN DRIVE



MEMORIAL DR ± 18,670 VPD



ELDRIDGE PKWY ± 30,300 VPD

SUBJECT SITE 

6 TEXAS

3 MIN DRIVE



8 MIN DRIVE



DAIRY ASHFORD RD ± 39,900 VPD VPD

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## PROPERTY PHOTOS



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