

Second-Generation Restaurant Available (2,943 SF)

FOR LEASE

1096 ENCLAVE PKWY

HOUSTON | TX 77077



Local Leasing Contact:

MIKE SPEARS

mspears@lee-associates.com
713.744.7404 | TX DRE # 9012596

National Leasing Team:

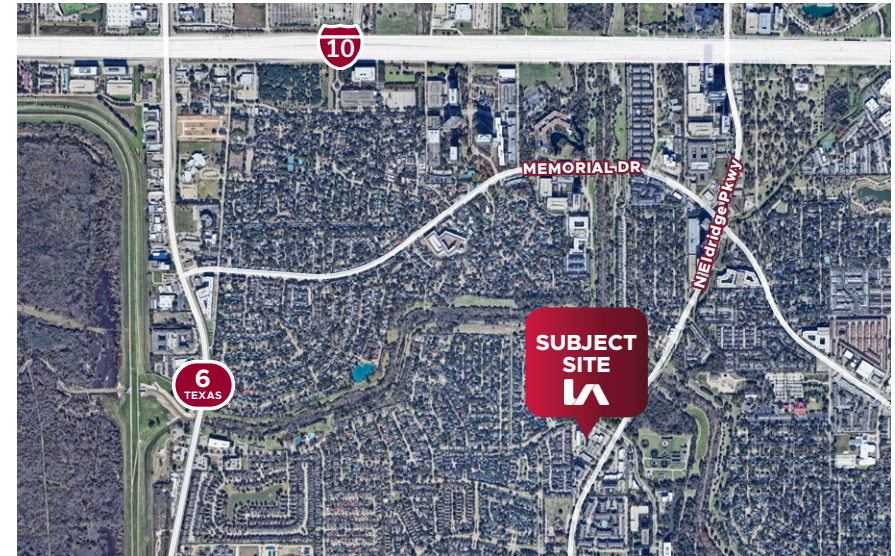
VICTOR AQUILINA

vaquilina@lee-associates.com
760.448.1370 | DRE # 01936761

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

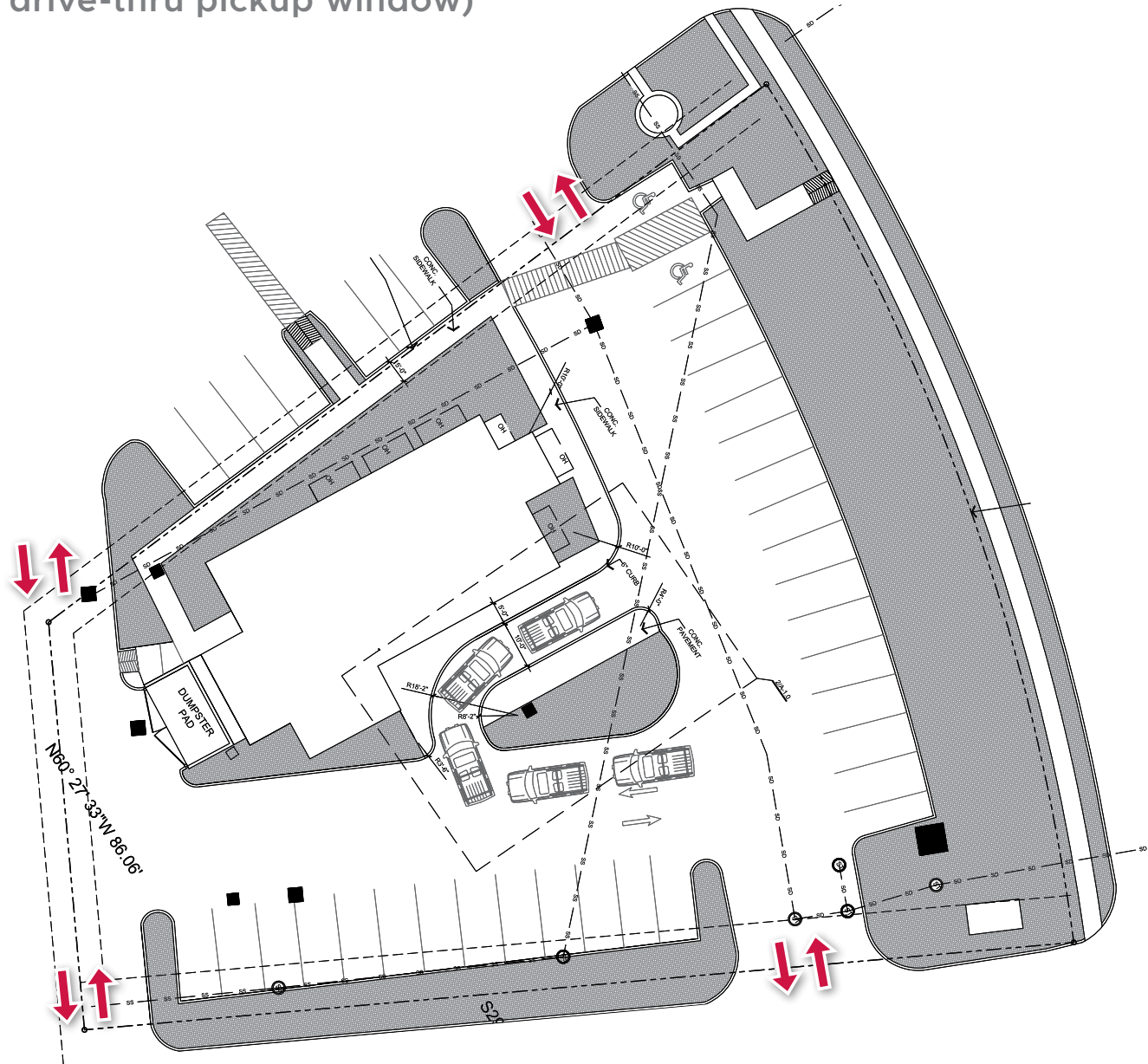


| SITE MAP



ALTERNATE SITE PLAN

(With proposed drive-thru pickup window)



1096 ENCLAVE PKWY

AERIAL



1096 ENCLAVE PKWY

SURROUNDING AERIAL

 ± 220,900 VPD



MEMORIAL DR ± 18,670 VPD

3 MIN DRIVE



8 MIN DRIVE



SUBJECT SITE


ELDRIDGE PKWY ± 30,300 VPD

DAIRY ASHFORD RD ± 39,900 VPD

6
TEXAS

3 MIN DRIVE



1096 ENCLAVE PKWY

PROPERTY PHOTOS



SECOND-GENERATION RESTAURANT AVAILABLE (2,943 SF)

1096 ENCLAVE PKWY

HOUSTON | TX 77077



Local Leasing Contact:

MIKE SPEARS

mspears@lee-associates.com
713.744.7404 | TX DRE # 9012596

National Leasing Team:

VICTOR AQUILINA

vaquilina@lee-associates.com
760.448.1370 | DRE # 01936761

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.