

3701 S. SHEPHERD

3701 S. SHEPHERD DRIVE,
HOUSTON, TX 77098

1,871 SF 2nd
GENERATION
RESTAURANT
AVAILABLE



DAN MEYER

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MEYER CARRINGTON

ABOUT

PROJECT DETAILS

- Three tenant retail strip center strategically located along S. Shepherd Drive just south of Richmond Avenue
- Excellent visibility and accessibility
- 500,000 + population within 5 miles
- Ample parking

DEMOGRAPHICS

	1- MILE	3- MILE	5- MILE
POPULATION:	29,135	224,738	543,035
AVG HH INCOME:	\$143,425	\$135,026	\$120,748
HOUSEHOLDS:	15,998	117,392	256,228
DAYTIME POPULATION:	22,653	335,036	624,518

AVAILABILITY

- 1,871 SF availability with vent hood and grease trap
- Second generation restaurant
- Highly desirable end cap space
- Dedicated pylon signage



AREA RETAILERS



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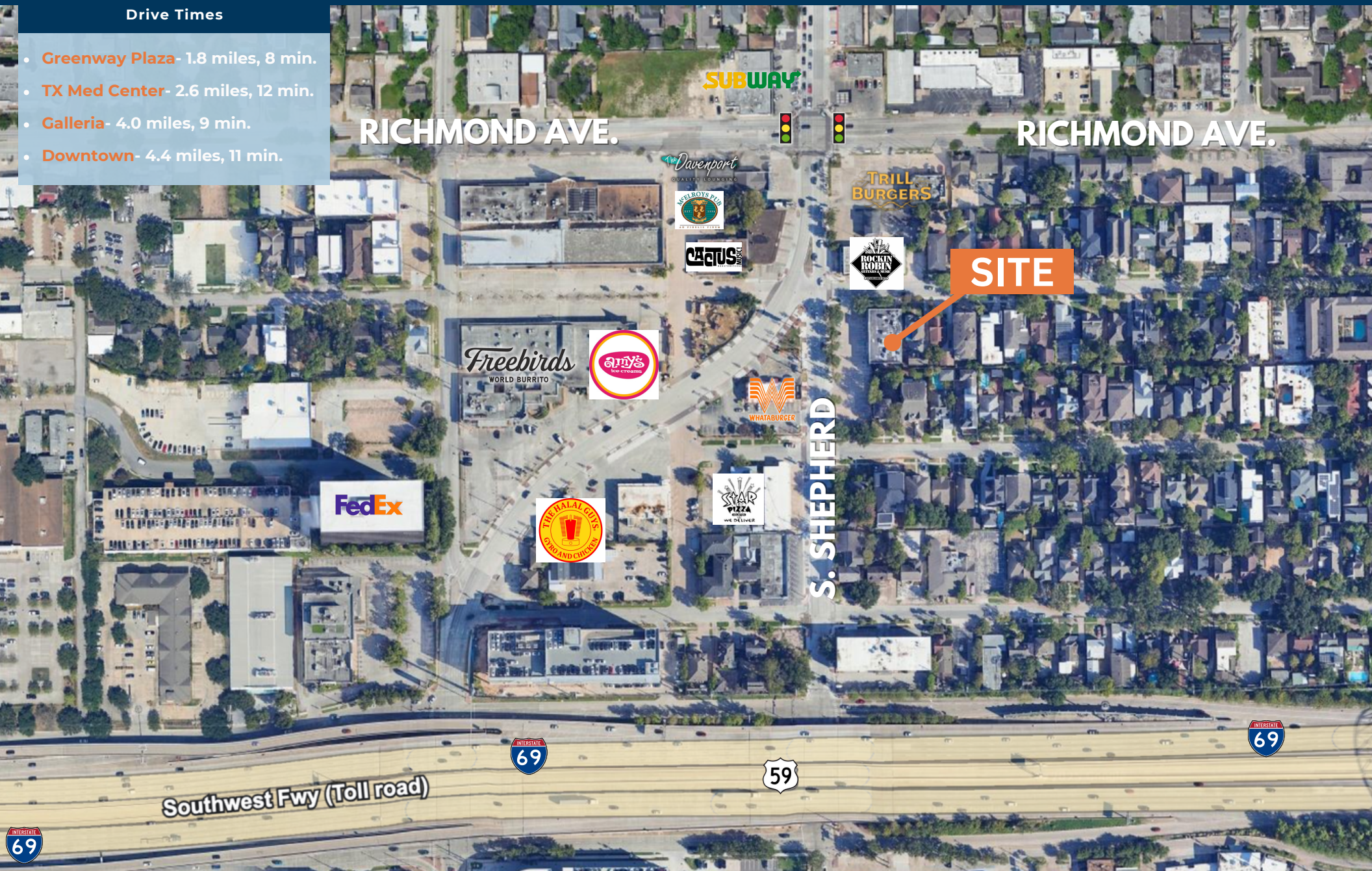
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Drive Times

- **Greenway Plaza**- 1.8 miles, 8 min.
- **TX Med Center**- 2.6 miles, 12 min.
- **Galleria**- 4.0 miles, 9 min.
- **Downtown**- 4.4 miles, 11 min.



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PHOTOS



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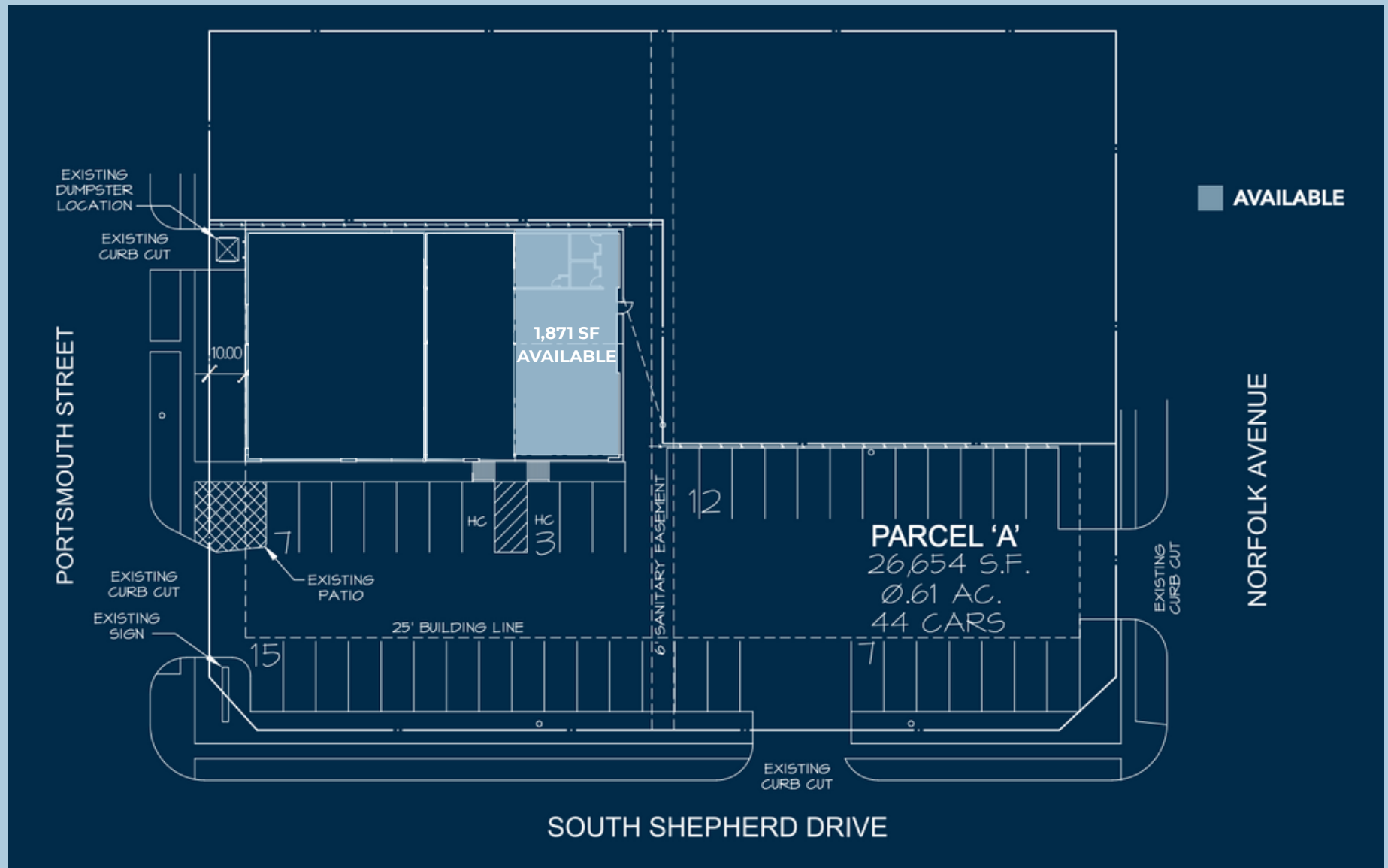
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SITE PLAN



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