

**FORMER STARBUCKS FOR LEASE
9235 WESTHEIMER ROAD
HOUSTON, TEXAS 77063**



Former Starbucks
Available 2166 SF
w / drive-thru



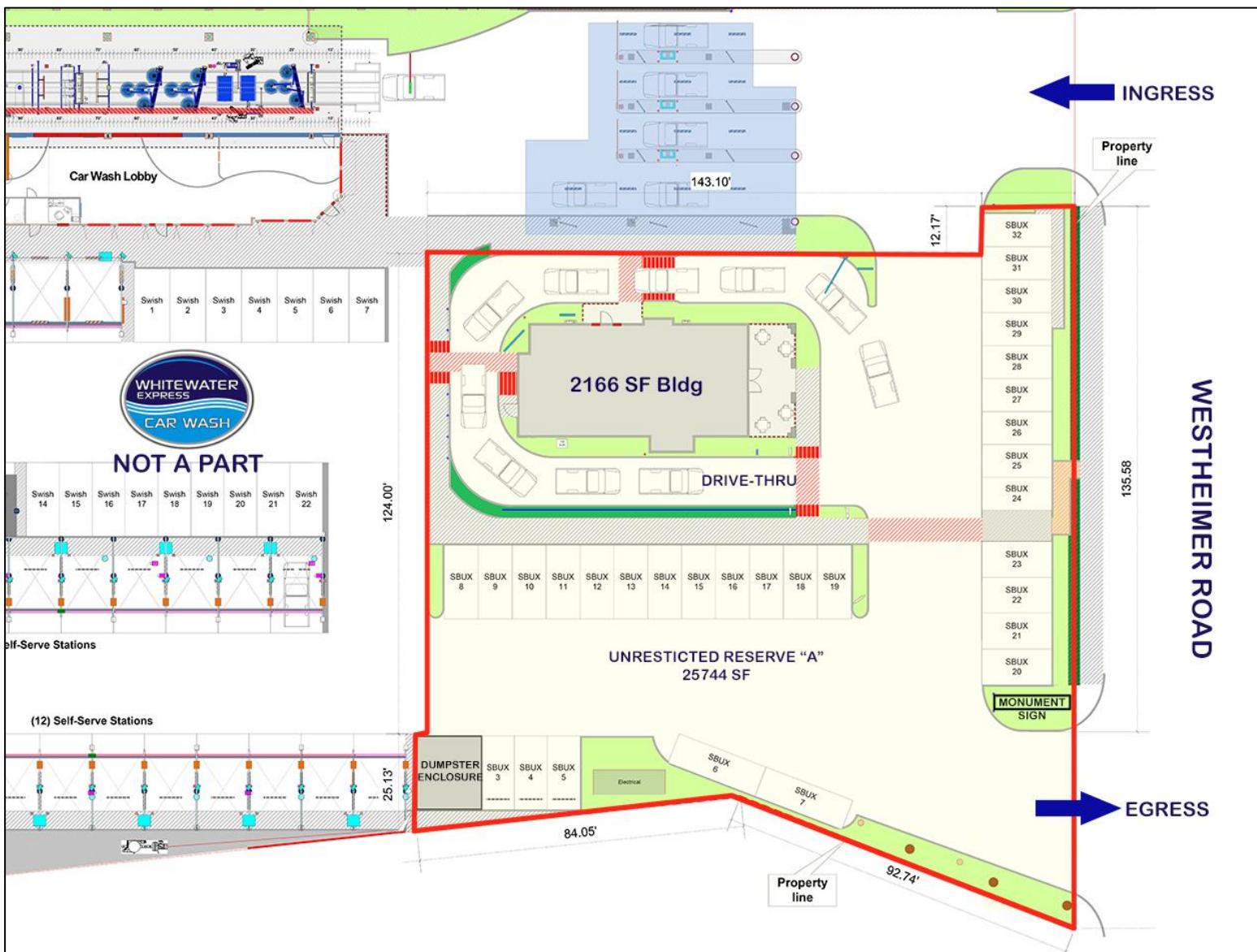
ABOUT THE PROPERTY

- The Property offers a former Starbucks 2,166 square foot building with Drive-Through for lease
- Located on Westheimer Road, one of the five busiest street in the Houston MSA, seeing over +/- 63,000 CPD
- Situated in the heart of Houston, the 4th largest city in the USA
- Over 500,000 people live within a 5-mile radius of this property
- Located in between a number of national retailers such as Aldi, Dollar Tree, Taco Bell, LA Fitness, Chick-Fil-A and Wells Fargo
- This an outparcel in front of a WhiteWater Express Car Wash
- A minimum of 30 parking spaces available on site

- Population (5-mile radius, 2024) – approximately 560,000
- Households (5-mile radius, 2024) – approximately 230,000
- Average Income (5-mile radius, 2024) – approximately \$89,400
- Consumer Spending (5-mile radius, 2024) – approximately \$6.3 billion



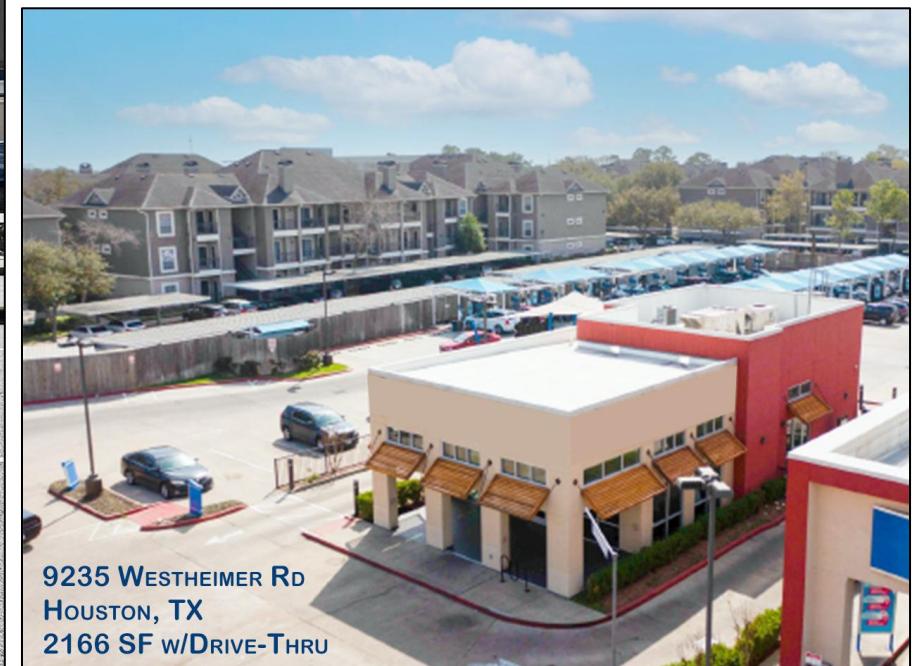
SITE LAYOUT



PROPERTY PHOTOS



9235 WESTHEIMER



9235 WESTHEIMER Rd
HOUSTON, TX
2166 SF w/ DRIVE-THRU

PROPERTY SUMMARY

PROPERTY ATTRIBUTES

Gross Leasable Area	2,166 SF
Site Size	25,744 SF
Zoning	N/A: Commercial
Parking	30+ Parking Spaces
Year Built/Renovated	2013
Utilities	Available
Rental Rate	Please Call
NNN Expenses	Tenant Responsibility
Space Description	Former Starbucks w/Drive-Thru



CONTACT



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