



Retail Space For Lease

10998 North Freeway

Houston, Texas 77037



Prominent pylon signage along I-45 with outstanding exposure.

Property Highlights

Available Space: 4,515 SF **Rate:** \$24.00/SF/YR + NNN **Previous User:** Cycle Gear **Visibility:** Direct I-45 frontage
Storefront: Full-height glass with excellent natural light **Interior:** Polished concrete floors & open floor plan **Ceiling:** Exposed with modern LED lighting **Signage:** Pylon availability



Interior Gallery



Expansive storefront glass providing strong natural light.



Large open sales floor ideal for retail or showroom concepts.



Existing fitting room/storage area from prior tenant configuration.

Location Overview

Located directly along the North Freeway corridor, the site enjoys extremely strong commuter traffic and easy access. Dense surrounding residential and retail trade areas make this an excellent location for retailers seeking visibility and accessibility.

I-45 Freeway	SITE
■ Downtown Houston	★ 10998 North Freeway
	■ North Houston Suburbs

Trade Area Demographics (Est.)

Radius	Population	Households	Avg HH Income
1 Mile	≈ 18,000	≈ 5,300	≈ \$46,000
3 Mile	≈ 110,000	≈ 31,500	≈ \$54,000
5 Mile	≈ 255,000	≈ 78,000	≈ \$59,000

Contact

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