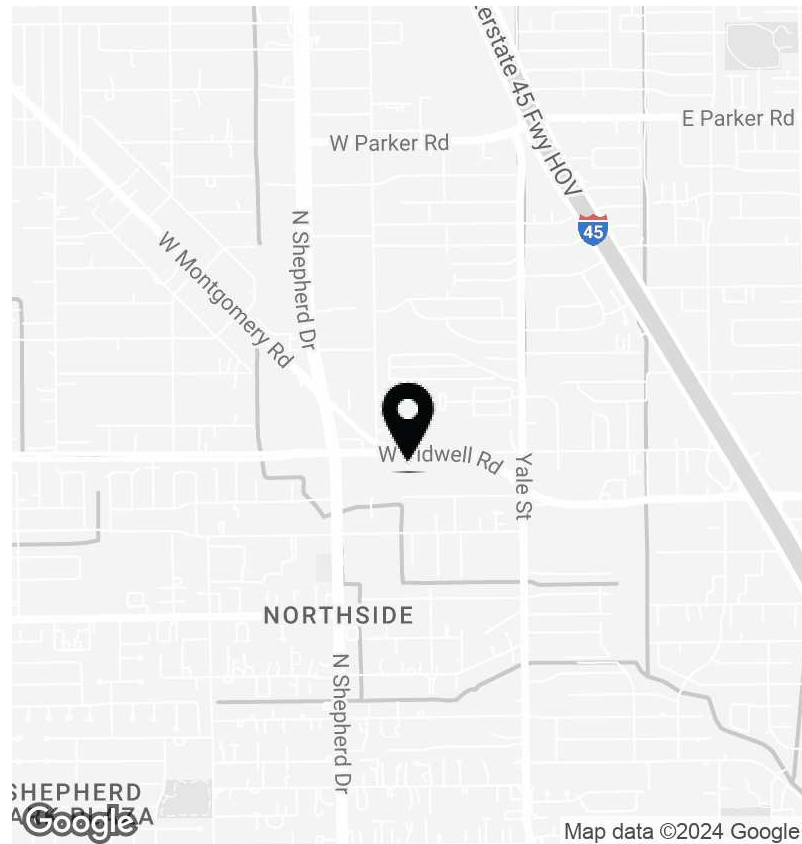




Medical Office building for lease

509 West Tidwell Road
Houston, TX 77091



Your Journey. Your Space. Your Experience.

- Medical Office building located across from Independence Heights Hospital
- Ample parking for tenants and visitors
- Efficient floor plans for medical practices and office users
- Convenient access to I-45

Get more
information

Kim Shapiro
Principal
D 713 209 5940
kim.shapiro@avisonyoung.com

1000 Main St, Suite 2650 | Houston, TX 77002

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509 West Tidwell Road

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
140	1,074 SF	NNN	\$19.00 SF/yr
160	1,396 SF	NNN	\$19.00 SF/yr
180	1,431 SF	NNN	\$19.00 SF/yr
230	2,317 - 5,713 SF	NNN	\$19.00 SF/yr
240	1,228 - 3,448 SF	NNN	\$19.00 SF/yr
250	2,220 - 3,448 SF	NNN	\$19.00 SF/yr
270	3,396 - 5,713 SF	NNN	\$19.00 SF/yr
300	1,877 - 3,490 SF	NNN	\$19.00 SF/yr
301	3,363 SF	NNN	\$19.00 SF/yr
310	1,410 - 2,897 SF	NNN	\$19.00 SF/yr
312	1,753 SF	NNN	\$19.00 SF/yr
318	1,487 - 2,897 SF	NNN	\$19.00 SF/yr
333	1,613 - 3,490 SF	NNN	\$19.00 SF/yr



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Population	1 Mile	3 Miles	5 Miles
Total Population	14,084	128,294	363,547
Average Age	34.8	34.4	33.9
Average Age (Male)	33.7	33.8	33.3
Average Age (Female)	36.7	34.8	34.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,515	49,408	142,118
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$45,354	\$82,657	\$81,629
Average House Value	\$132,688	\$222,968	\$226,716

2020 American Community Survey (ACS)



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