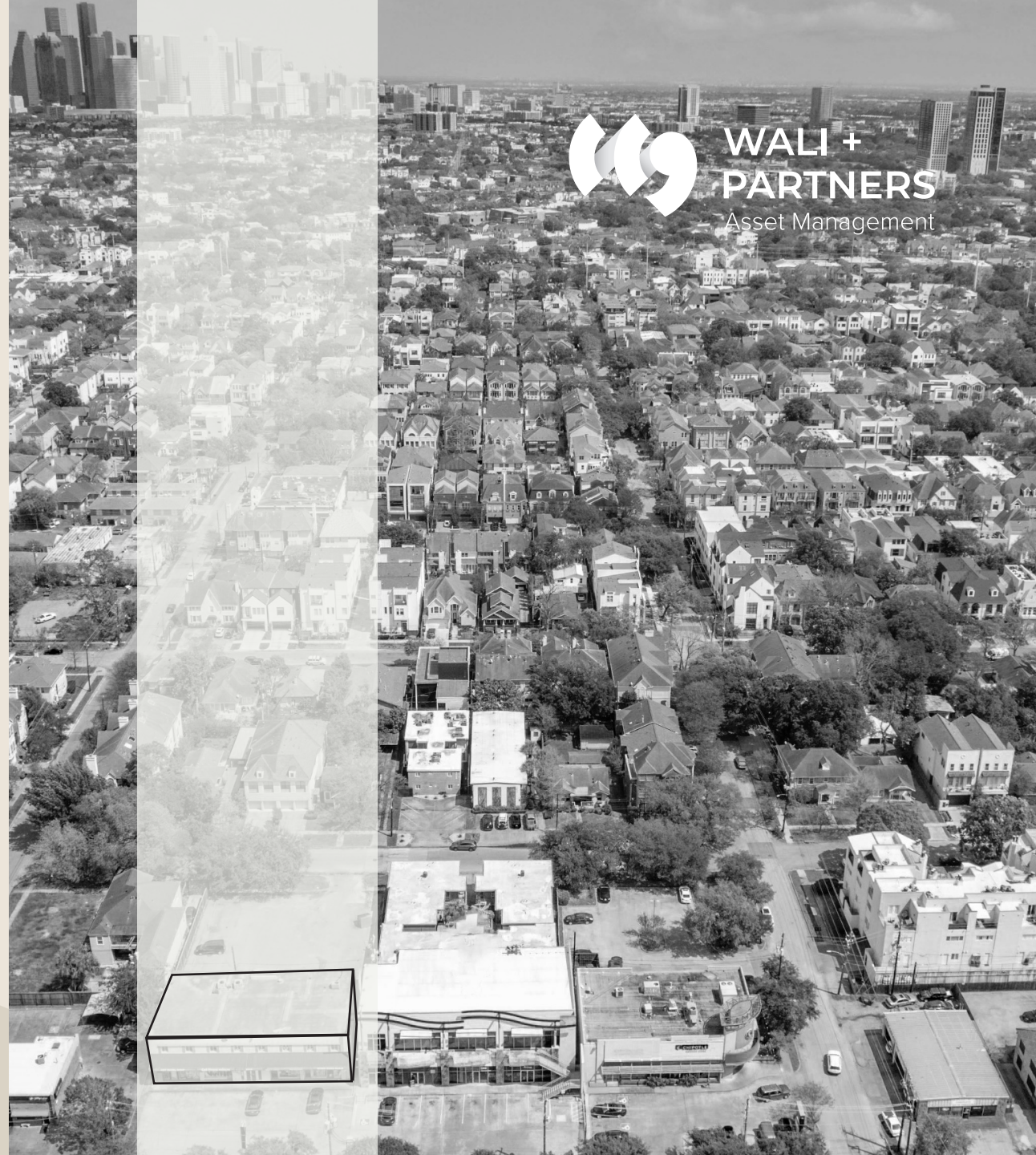


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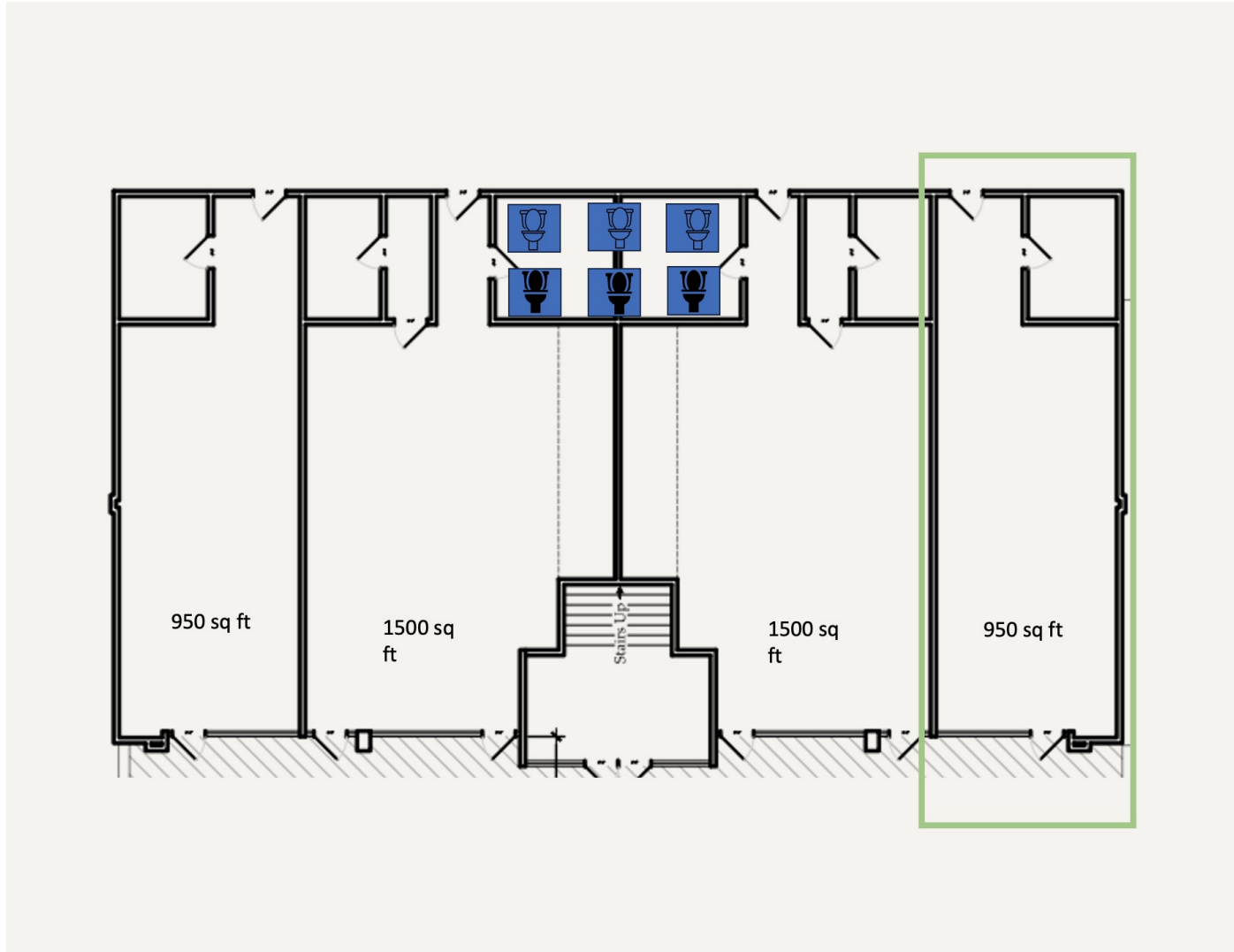
SHEPHERD COMMONS

New White Box Retail
Space Available in
River Oaks



**WALI +
PARTNERS**
Asset Management

Prime Retail Space Available in River Oaks -950 sq ft



Discover a fantastic leasing opportunity in the prestigious River Oaks neighborhood! This 950 square foot retail space offers an exceptional location for your business to thrive.

Key Features:

Size: Ideal Location: Situated in the heart of River Oaks, one of the most affluent and sought-after communities, attracting high foot traffic and a discerning clientele.

Ability to Increase the Layout: 950 square feet of versatile, open floor space, with the ability to expand into the 1500 square feet space next door.

Accessibility: Conveniently located parking available for customers in the front and rear of the building.

Modern Amenities: The space features a 11-12ft ceilings, and a whitebox layout providing a flexible layout options to suit your business needs.

Community Appeal: Very near to other upscale dining, shopping, and entertainment options, attracting a discerning and loyal clientele.

This retail space is ideal for businesses looking to establish a presence in a high-profile area. Don't miss the chance to join the vibrant community of River Oaks and take your business to the next level.

For More Information or to Schedule a Viewing:

Contact us at

Make River Oaks your business's new home and watch it flourish





**Perfect for a Coffee Shop Prime 950 sq ft
Retail Unit Available for Lease in River Oaks**

Shared Customer Base:

Houston's most loved bagel shop for three generations, Hot Bagel, is in the next-door building. Their existing customer base can spill over to the coffee shop, boosting foot traffic and sales.

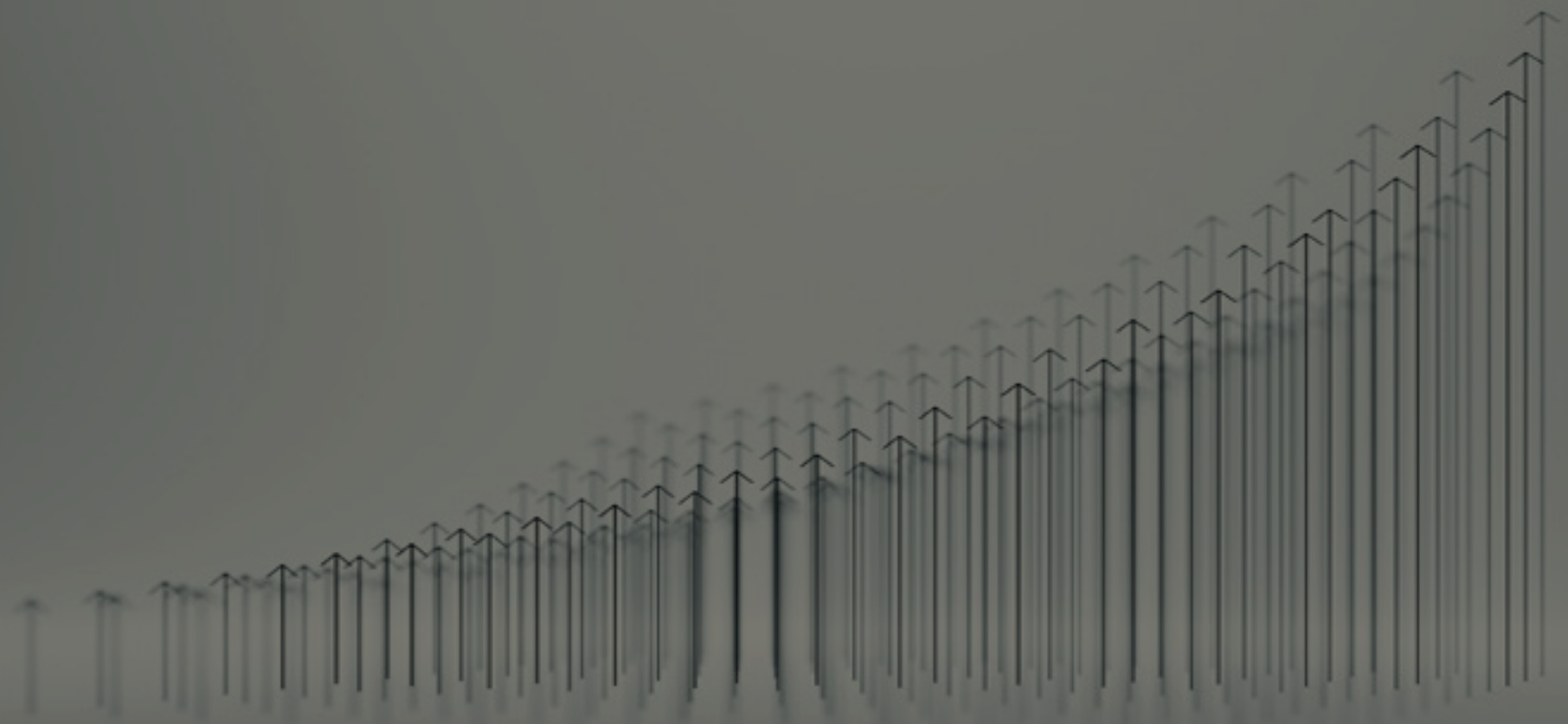
Busy Mornings:

Both coffee and bagels are popular morning choices, attracting commuters and early risers looking for a quick and delicious start to their day.



Perfect for Florist Prime 950 sq ft Retail Unit
Available for Lease in River Oaks





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