

**FOR SALE | +/- 5,500 SF RETAIL OR OFFICE BUILDING**

**3772 RICHMOND AVENUE | HOUSTON, TX 77046**





partners

Marketing • Storage • Utility • Injuries • Wellness • Micro Needling

37

Skin Tightening • Cellulite Reduction • Weight Loss • Wellness • Cryotherapy • CoolSculpting

**HYPOXI**

design your body



EXCLUSIVELY LISTED BY:

PRIMARY CONTACT

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## PROPERTY AT A GLANCE

ADDRESS	<b>3772 RICHMOND AVENUE</b>
CITY, STATE, ZIP CODE	<b>HOUSTON, TEXAS 77046</b>
LAND ACRES	<b>.20 AC</b>
SQUARE FOOTAGE	<b>5,500 SF</b>
YEAR BUILT/RENOVATED	<b>1980</b>
PARKING	<b>6 SPACES IN FRONT OF BUILDING, 12 SPACES ON LONG TERM LEASE FROM ADJACENT PROPERTY</b>
ZONING, COUNTY	<b>NONE, HARRIS COUNTY</b>
ASK PRICE	<b>\$2.2 MILLION</b>

# EXECUTIVE SUMMARY

**3772 Richmond is a 5,500 square foot retail office building in the heart of Houston's Greenway Plaza - Upper Kirby area. It is currently leased by multiple healthcare related Tenants who are all on short-term leases.**

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**SITE**

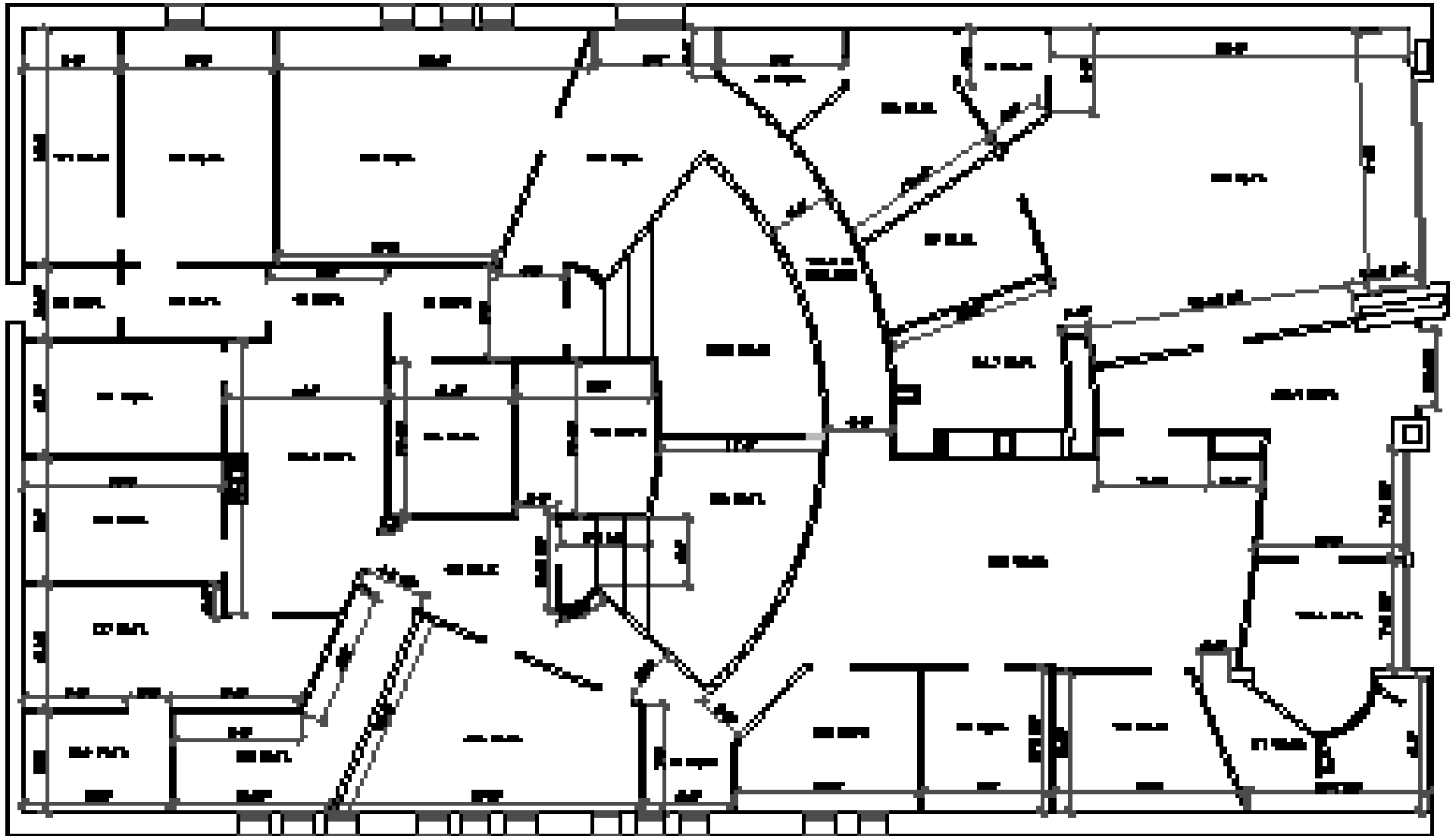




# AERIALS



# FLOOR PLAN





# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	19,017	162,498	435,360
2028 Population Projection	23,077	195,433	532,392
Population Growth 2023-2028	1.5%	1.4%	1.6%
Median Age	40.4	40.5	38.5



## HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2023 Households	12,643	96,857	246,811
2028 Household Projection	12,826	98,251	260,623
Annual Growth 2023-2028	1.3%	1.4%	1.6%
Avg Household Income	\$139,484	\$142,374	\$119,453
Median Household Income	\$97,178	\$104,624	\$80,675



## DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	42,929	315,900	629,615
Business	3,972	30,551	58,486
Service-Producing Businesses	3,701	29,081	54,919
Goods-Producing Businesses	271	1,470	3,567

Source: Costar





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