

# ASHFORD VILLAGE CENTER

1801 S DAIRY ASHFORD ST  
HOUSTON, TX 77077

# FOR LEASE

## 915 SF Available



### SHAWN ACKERMAN

President  
(713) 386-1088  
[shawnackerman@henrysmiller.com](mailto:shawnackerman@henrysmiller.com)

### JASON DU

Partner  
(713) 386-1066  
[jasondu@henrysmiller.com](mailto:jasondu@henrysmiller.com)

### HENRY S. MILLER BROKERAGE- HOUSTON

900 Threadneedle St, Suite 120  
Houston, Texas 77079  
[www.henrysmiller.com](http://www.henrysmiller.com)



# PROPERTY DETAILS

## LOCATION

1801 S Dairy Ashford St  
Houston, TX 77077

## AVAILABLE

- 915 SF 2nd gen retail (#104A)

## HIGHLIGHTS

Ashford Village Center, located at 1801 S Dairy Ashford Rd in Houston's vibrant Westchase District, is anchored by Seiwa Market, the largest Japanese store in the city. This 80,000-SF destination offers unique shopping and dining experiences, supported by a strong mix of restaurant and retail co-tenants. The center benefits from the area's affluent demographics, dense residential population, and proximity to 18.2M-SF of office space, home to over 15,000 companies.

## PRICING

Call Broker For Pricing



**STREET VIEW**

# FOR LEASE

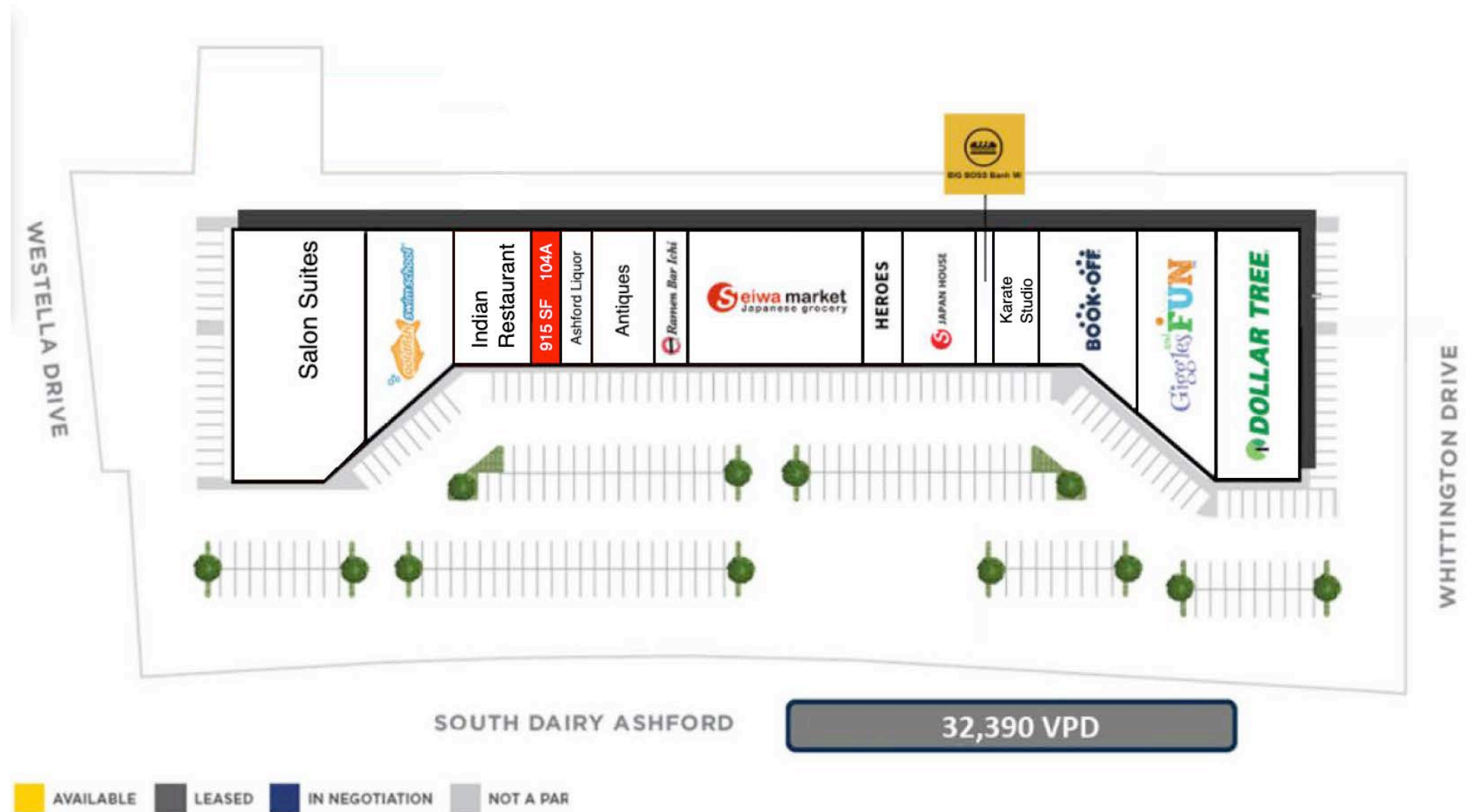
**SHAWN ACKERMAN**  
President  
(713) 386-1088  
shawnackerm@henrysmiller.com

**JASON DU**  
Partner  
(713) 386-1066  
jasondu@henrysmiller.com



# SITE PLAN

1801 S DAIRY ASHFORD ST  
HOUSTON, TX 77077



## FOR LEASE

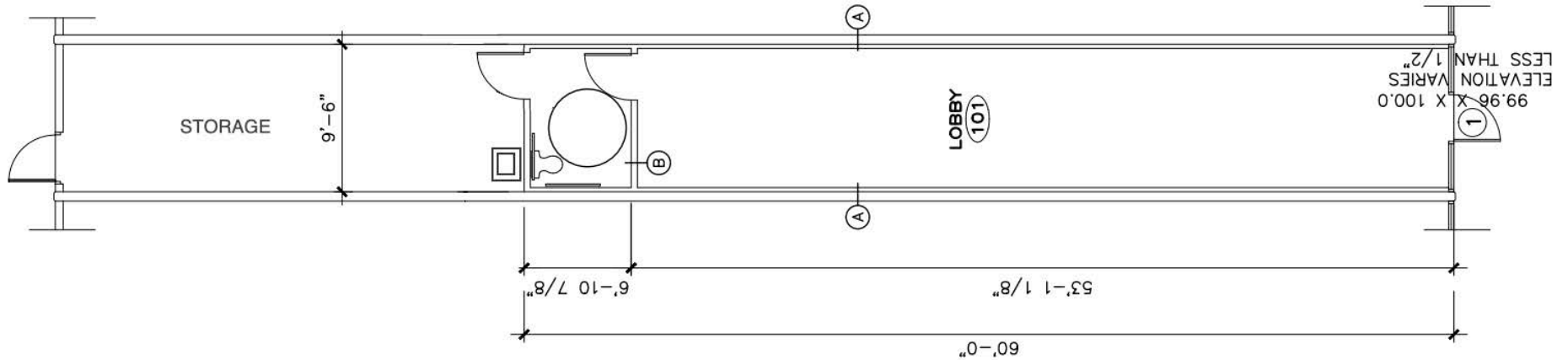
**SHAWN ACKERMAN**  
President  
(713) 386-1088  
shawnackerm@henrysmiller.com

**JASON DU**  
Partner  
(713) 386-1066  
jasondu@henrysmiller.com



# PHOTOS

1801 S DAIRY ASHFORD ST  
HOUSTON, TX 77077



## FOR LEASE

**SHAWN ACKERMAN**  
President  
(713) 386-1088  
shawnackermehenrysmiller.com

**JASON DU**  
Partner  
(713) 386-1066  
jasonduehenrysmiller.com





# NEARBY RETAILERS

1801 S DAIRY ASHFORD ST, HOUSTON, TX 77077



32,390 VPD

TRAFFIC COUNT ON  
S DAIRY ASHFORD RD



20,779 VPD

TRAFFIC COUNT ON  
BRIAR FOREST DR



## FOR LEASE

**SHAWN ACKERMAN**  
President  
(713) 386-1088  
shawnackermehenrysmiller.com

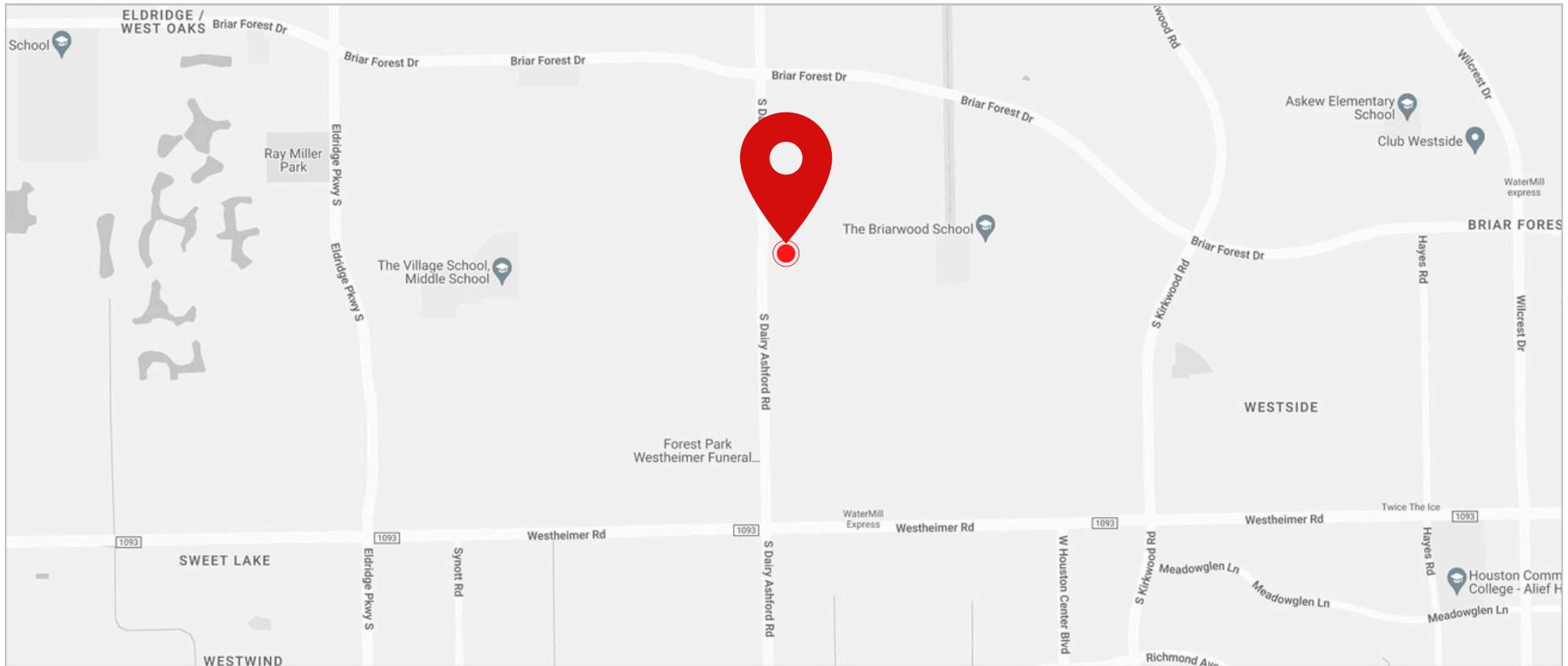
**JASON DU**  
Partner  
(713) 386-1066  
jasondu@henrysmiller.com





# AREA DEMOGRAPHICS

1801 S DAIRY ASHFORD ST  
HOUSTON, TX 77077



## 2024 ESTIMATED POPULATION

1 MILE	24,552
3 MILES	179,834
5 MILES	405,078



## 2024 ESTIMATED HOUSEHOLDS

1 MILE	11,688
3 MILES	76,819
5 MILES	161,137



## 2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	\$106,673
3 MILES	\$116,728
5 MILES	\$106,976



## 2024 ESTIMATED TOTAL BUSINESSES

1 MILE	1,600
3 MILES	11,966
5 MILES	27,291



## 2024 ESTIMATED TOTAL EMPLOYEES

1 MILE	11,910
3 MILES	113,660
5 MILES	284,921

# FOR LEASE

**SHAWN ACKERMAN**  
President  
(713) 386-1088  
shawnackerm@henrysmiller.com

**JASON DU**  
Partner  
(713) 386-1066  
jasondu@henrysmiller.com





## CONTACT US

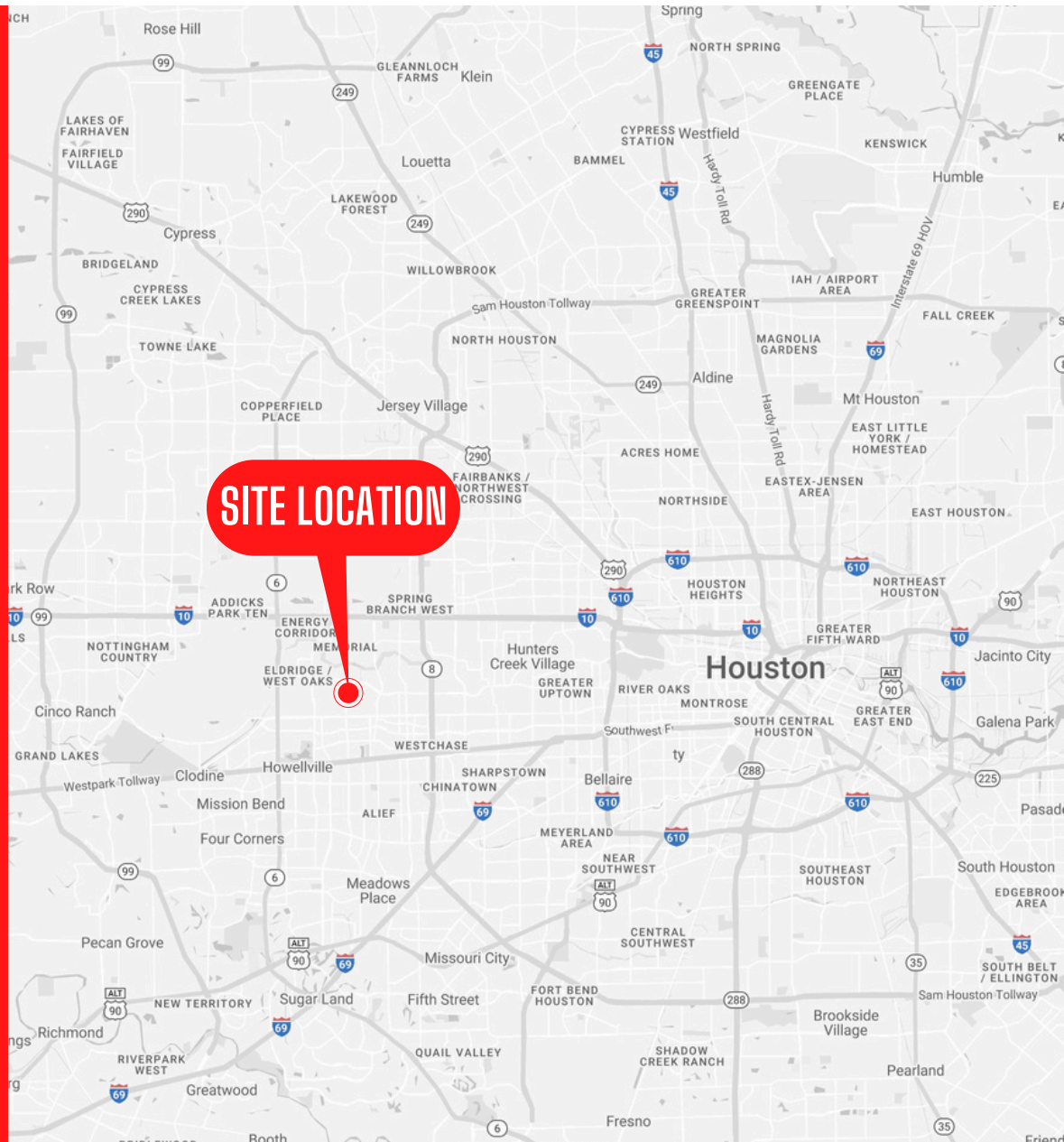


**SHAWN ACKERMAN**  
PRESIDENT  
(713) 386-1088  
shawnackerman@henrysmiller.com  
www.shawnackerman.com



**JASON DU**  
PARTNER  
(713) 386-1066  
jasondu@henrysmiller.com

**HENRY S. MILLER, BROKERAGE- HOUSTON**  
900 Threadneedle St, Suite 120  
Houston, Texas 77079  
www.henrysmiller.com



NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.