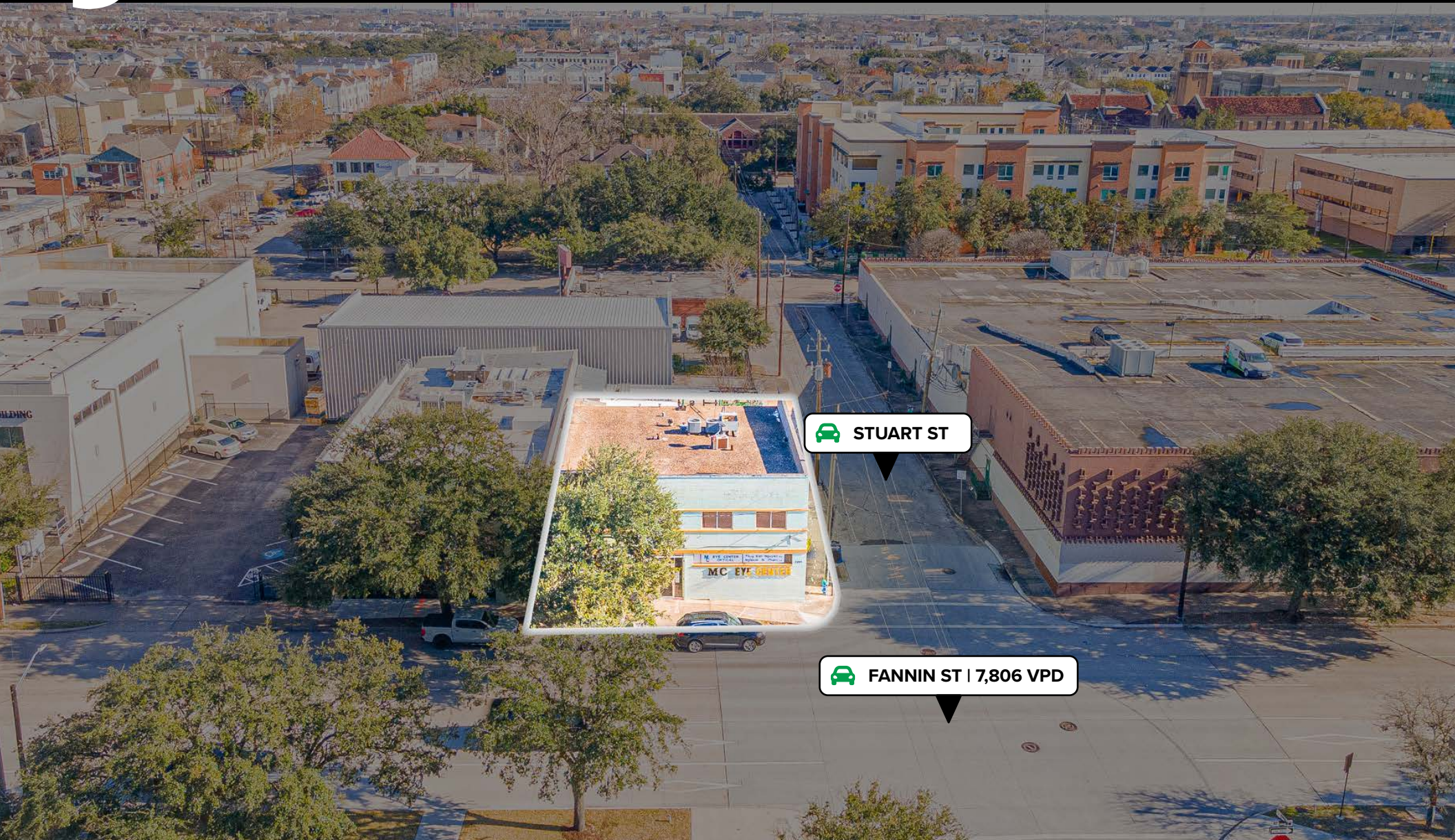


3221 FANNIN ST

FOR LEASE: 2,750 SF
IN THE HEART OF MIDTOWN



STUART ST

FANNIN ST | 7,806 VPD

Aimee Namakarn
aimee@rockspring.com
832.725.2294



EXECUTIVE SUMMARY

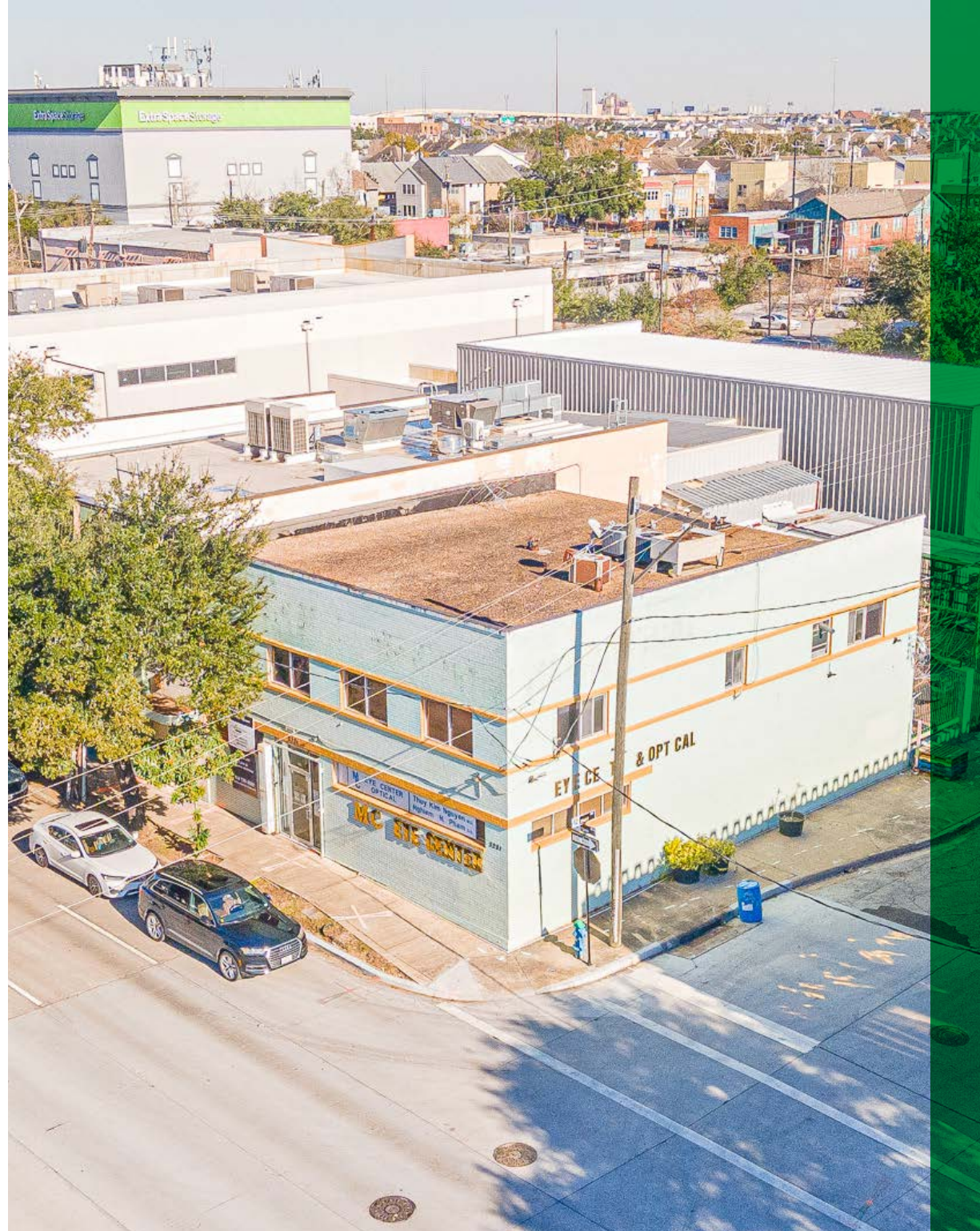
Discover a prime leasing opportunity in the vibrant heart of Midtown Houston. This 2,750 square foot rental space offers excellent visibility and high foot traffic, surrounded by popular restaurants, bars, retail shops, and residential developments.

Located on bustling Fannin Street, this property provides easy access to major thoroughfares including I-69, I-45, and US-59, and is just minutes from Downtown Houston, the Museum District, and the Texas Medical Center.

HIGHLIGHTS:

- **Size:** 2,750 SF of versatile space
- **Prime Location:** High-exposure corner in Midtown's active commercial district
- **Accessibility:** Close to METRORail, public transit, and major highways
- **Ideal Use:** Retail, restaurant, creative office, or service-based business

Position your business in one of Houston's most dynamic neighborhoods and benefit from the area's strong daytime and nighttime traffic.



**ADDRESS:**

3221 FANNIN ST
HOUSTON, TX 77004

**PRICE:**

CALL BROKER

**BUILT:**

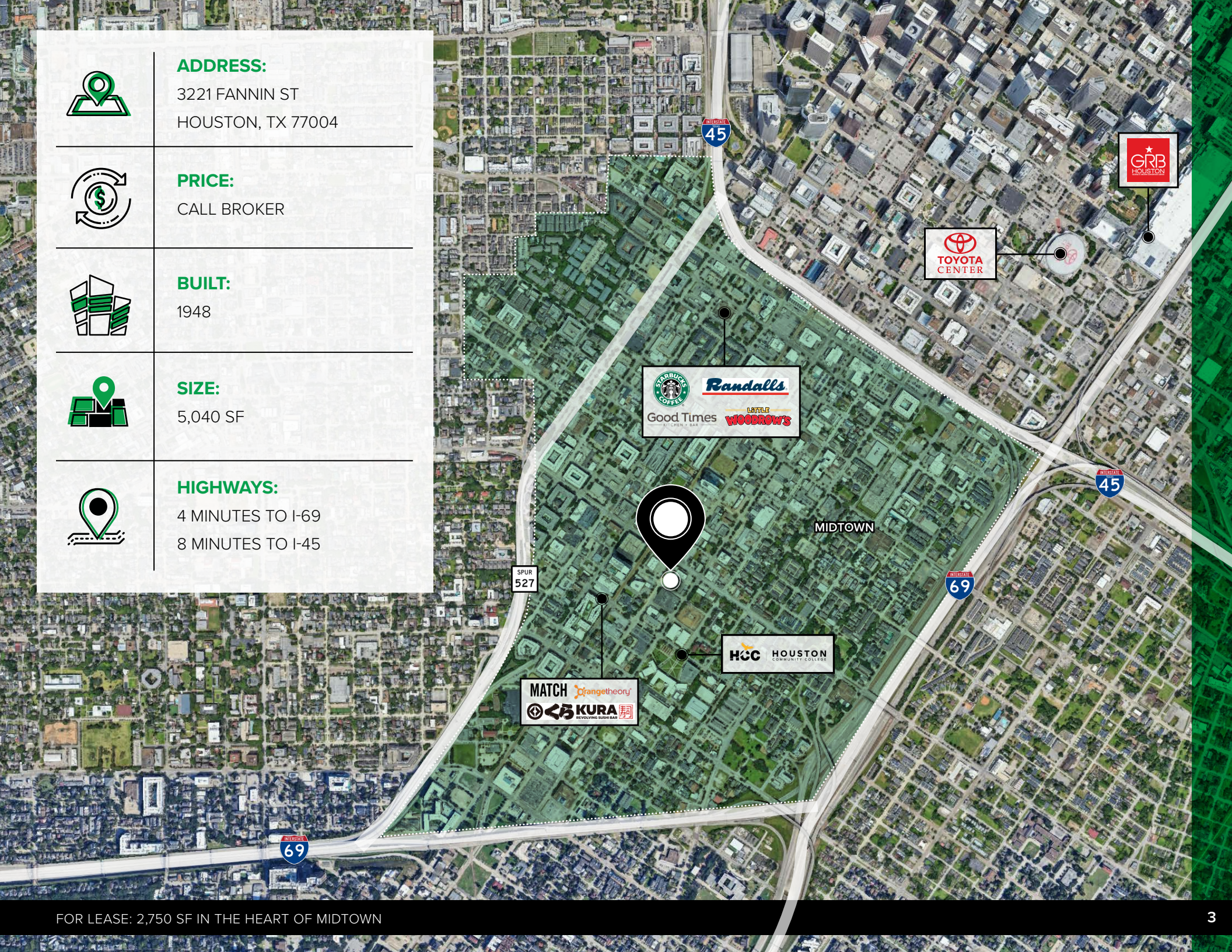
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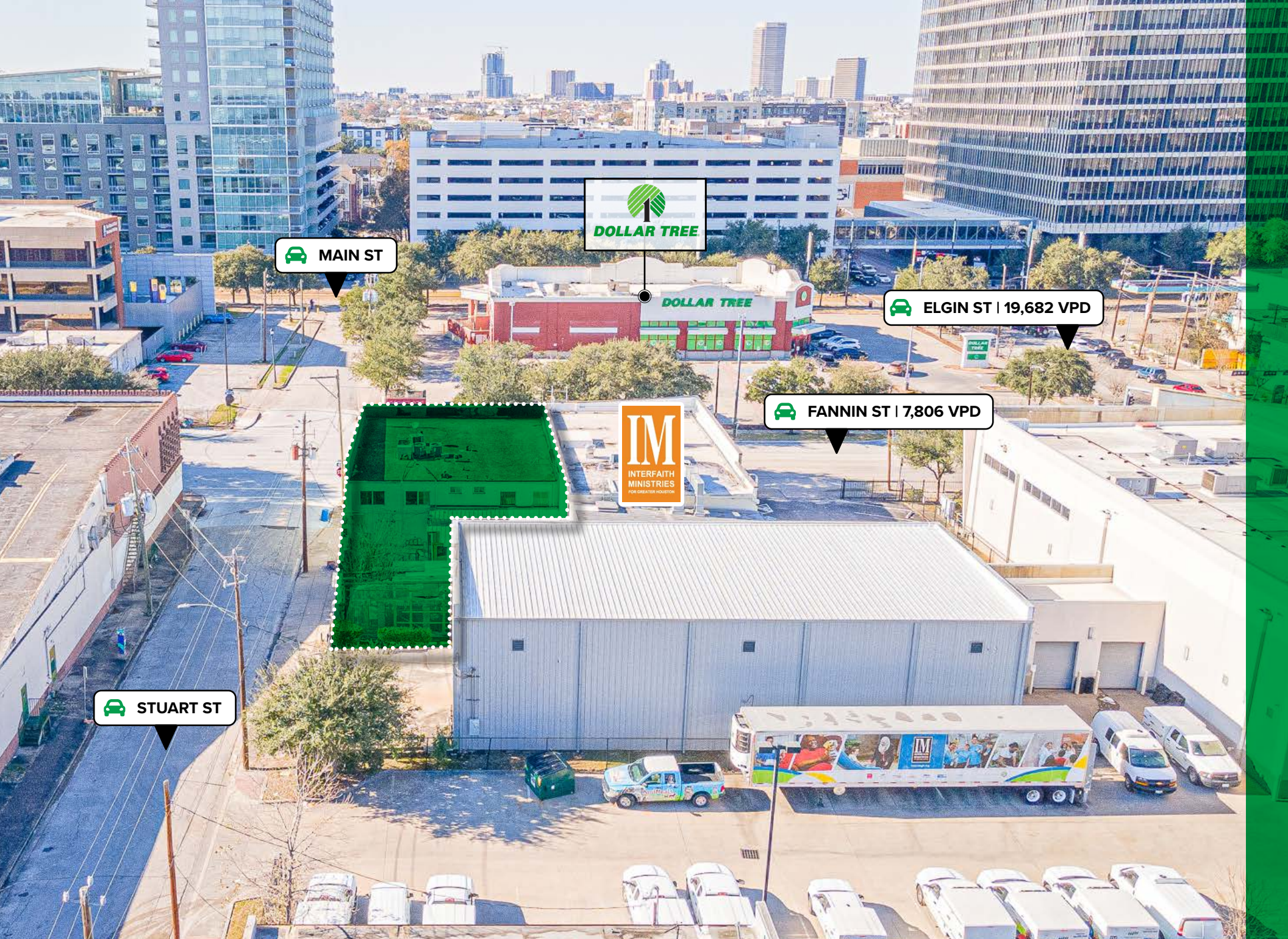
**SIZE:**

5,040 SF

**HIGHWAYS:**

4 MINUTES TO I-69
8 MINUTES TO I-45





MAIN ST



DOLLAR TREE



ELGIN ST | 19,682 VPD



FANNIN ST | 7,806 VPD



INTERFAITH
MINISTRIES
FOR GREATER HOUSTON



STUART ST

3221

PROPERTY PHOTOS



SUBJECT PROPERTY:
3221 Fannin St, Houston, TX

5 miles

University of Houston Downtown

Houston

RICE UNIVERSITY

UTHealth Houston

West University Place

Southside Place

Bellaire

Park Place

Pasadena

South Houston

Jacinto City

Galena Park

Spring Valley Village

Hunters Creek Village

Piney Point Village

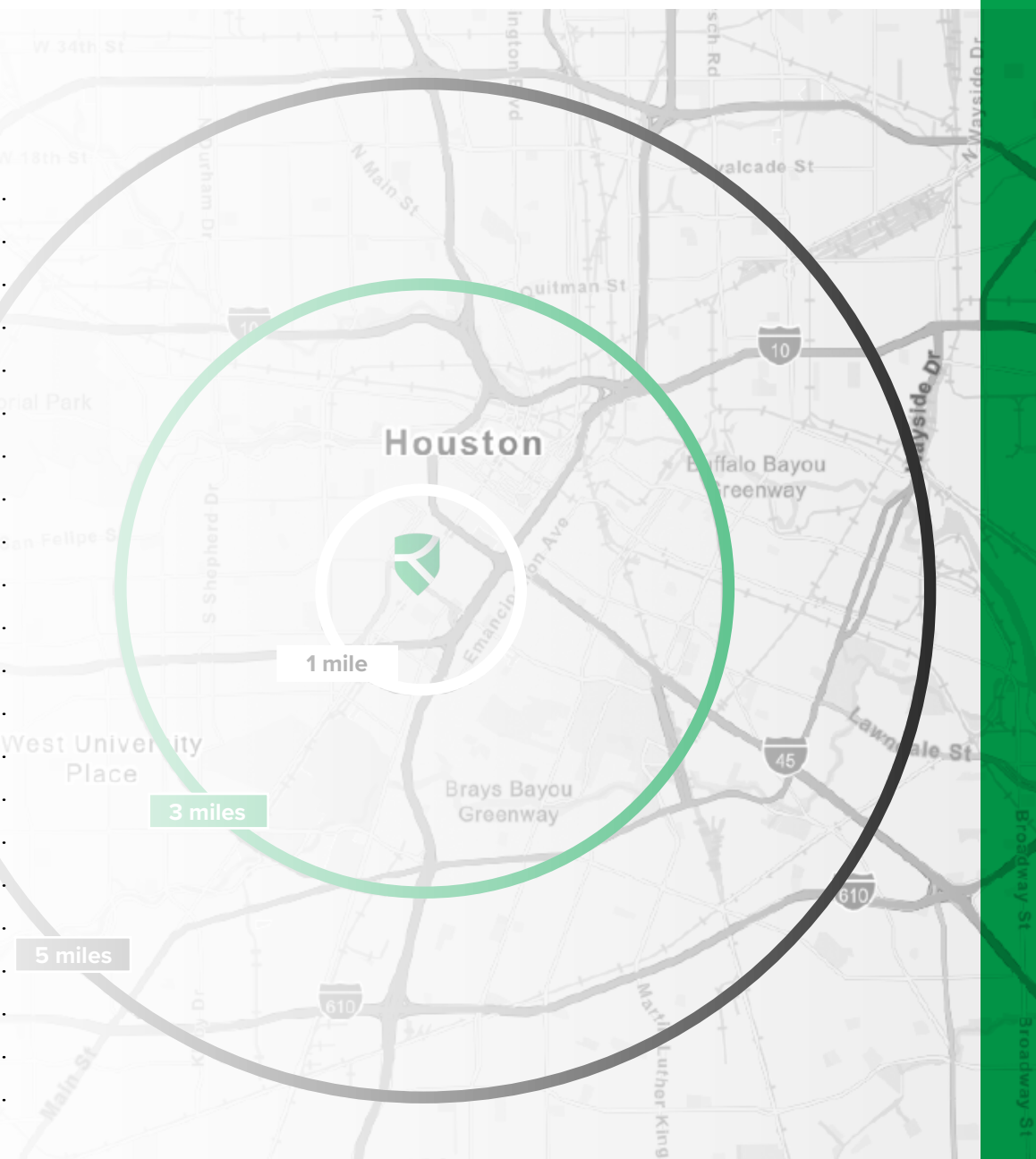
\$151,311 average household income within 5 miles

Employees within 5 miles total **591,555**

DEMOGRAPHIC DATA

2025 Summary	1 Mile	3 Miles	5 Miles
Population	30,258	209,546	475,888
Households	18,149	102,403	223,909
Families	4,905	37,077	98,745
Average Household Size	1.58	1.77	1.99
Owner Occupied Housing Units	4,993	33,125	86,171
Renter Occupied Housing Units	13,156	69,278	137,738
Median Age	34.2	34.3	35.1
Median Household Income	\$92,028	\$97,402	\$88,825
Average Household Income	\$140,560	\$155,107	\$151,311

2030 Summary	1 Mile	3 Miles	5 Miles
Population	32,501	222,419	498,086
Households	19,920	111,766	240,488
Families	5,312	39,778	104,262
Average Household Size	1.55	1.73	1.95
Owner Occupied Housing Units	5,480	36,005	93,529
Renter Occupied Housing Units	14,439	75,761	146,959
Median Age	34.8	35.1	36.0
Median Household Income	\$99,044	\$104,530	\$97,189
Average Household Income	\$149,694	\$163,475	\$160,634



PRESENTED BY

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