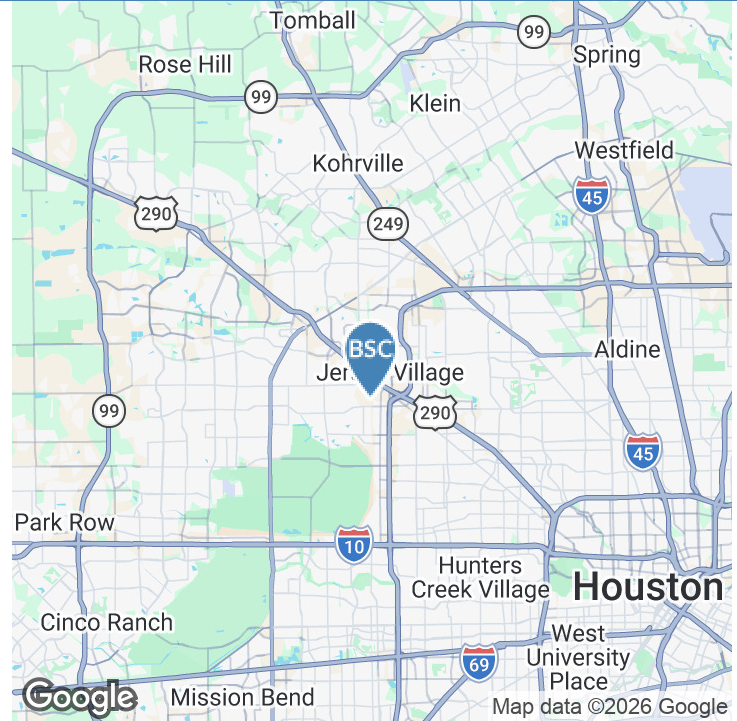


Executive Summary



OFFERING SUMMARY

Lease Rate:	\$2,000.00 per month (NNN)
Building Size:	8,391 SF
Available SF:	1,200 SF
Year Built:	2007

PROPERTY OVERVIEW

This large retail center for lease is situated in a prime location with easy access to major transportation hubs and highways. The center boasts a variety of shopping, dining, and entertainment options, ideal for both customers and businesses. It is an ideal location for a variety of retail, office, and service-oriented businesses due to it being located in a dense residential area. This center is perfect for any business looking for an attractive, high-traffic location. With flexible leasing options, this center is sure to meet the needs of any business.

The property features:

±1,200 SF bar/lounge space, well-suited for a cocktail lounge, neighborhood bar, sports bar, or nightlife-oriented concept. The layout supports an intimate lounge environment with strong potential for evening and weekend traffic.

Positioned directly along W. Little York, the center benefits from excellent visibility, easy access, and consistent daily traffic, surrounded by dense residential neighborhoods and nearby retail and service users.

Located along W. Little York, a heavily traveled east-west corridor, the property benefits from strong visibility, easy access, and steady daily traffic. The existing layout allows for efficient operations with minimal startup costs for an incoming tenant.

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Lisa Haynes

Principle // 281.805.0990 // Lhaynes@blueskycommercial.net

Property Description



PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

11131 W. Little York, Houston TX is a bustling retail center located in the heart of the city. This shopping destination features a wide variety of stores and restaurants, from big-name retailers to local favorites. With its convenient location off the interstate and ample parking, it's easy to get to and easy to find what you're looking for. From clothing to electronics and shoes to home goods, you can find it all here at 11131 W. Little York. Whether you're looking for a quick shopping trip or a leisurely afternoon browsing, this retail center has something for everyone.

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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$2,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste. A	Available	1,200 SF	NNN	\$2,000 per month	Former Bar/ Retail

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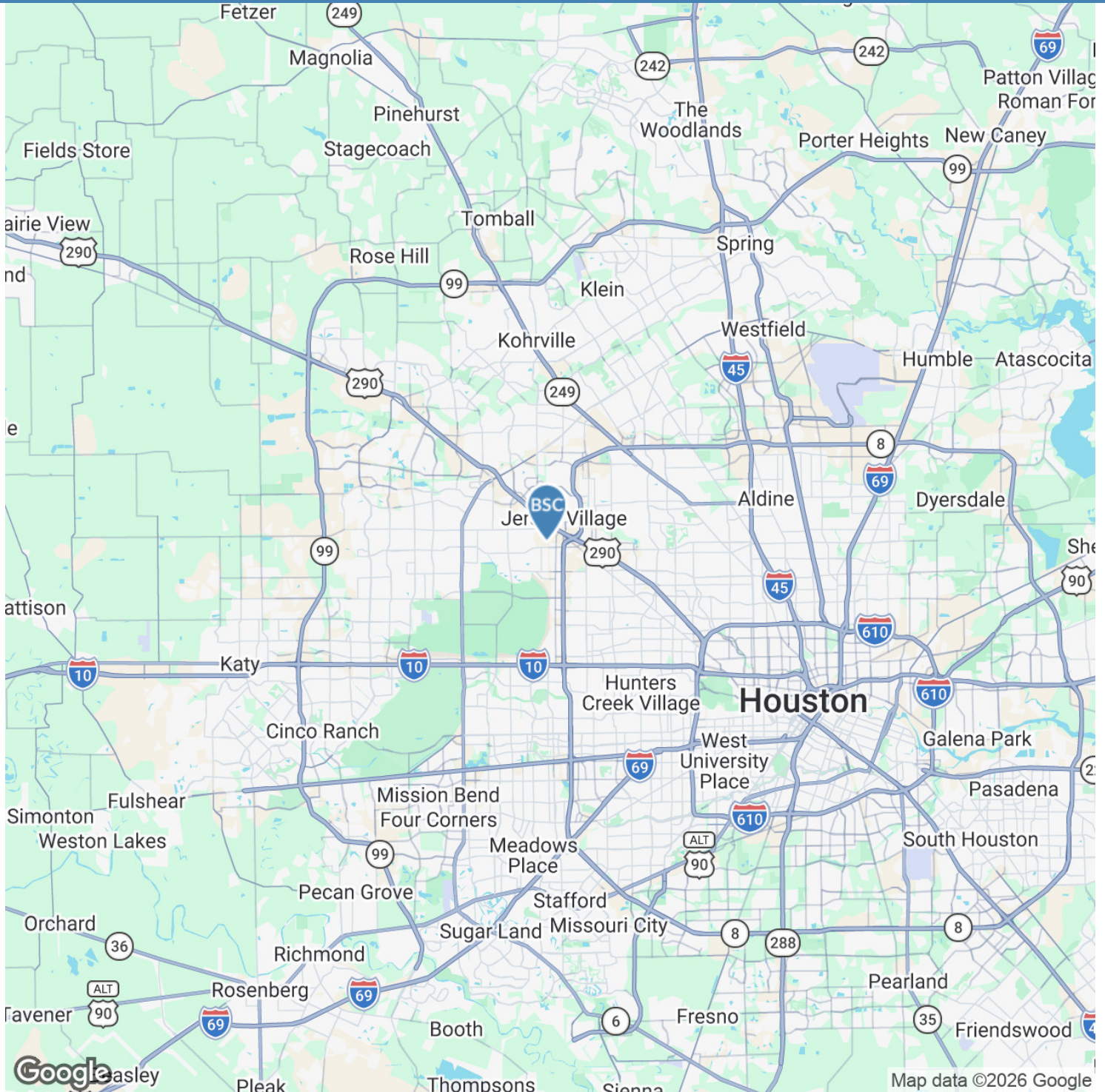
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Location Map



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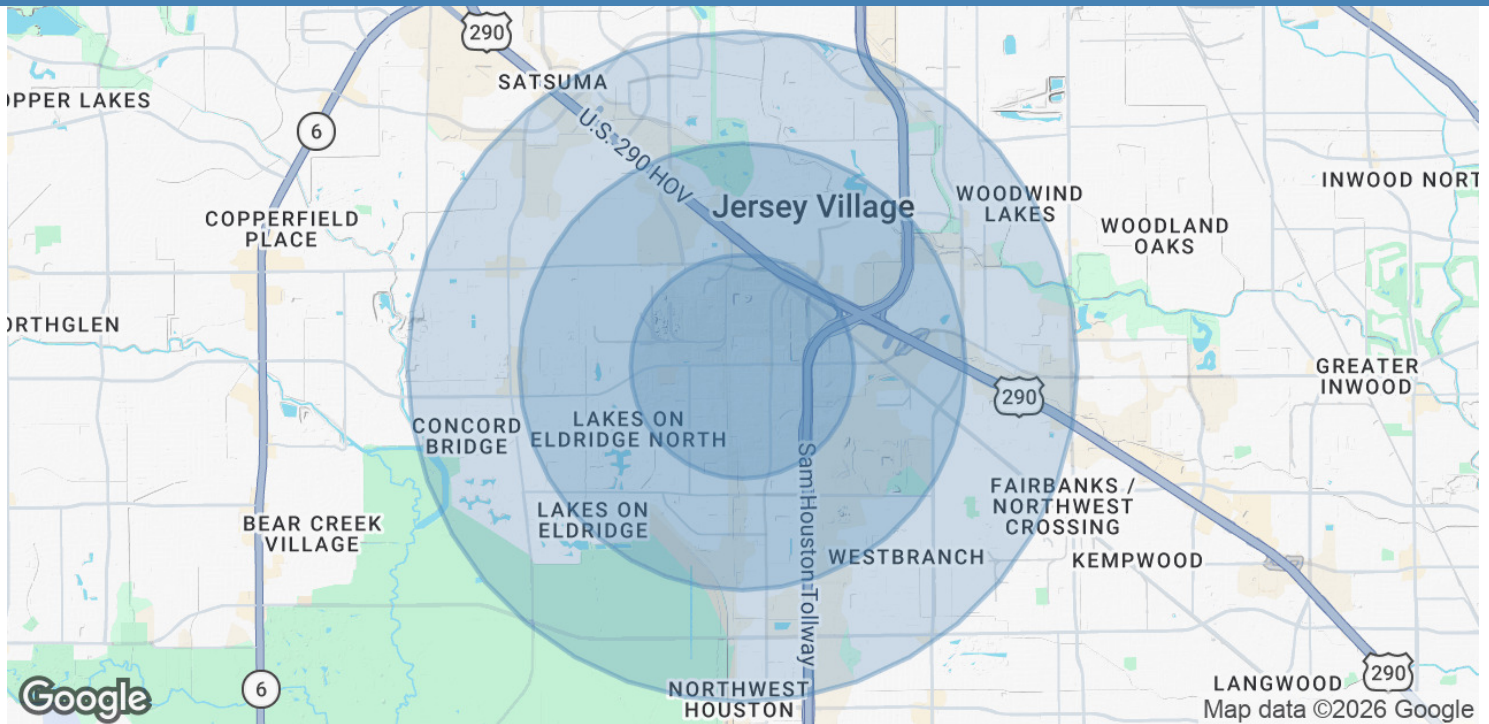
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,632	18,218	63,662
Average Age	37.2	40.8	39.4
Average Age (Male)	36.2	40.5	37.8
Average Age (Female)	39.8	41.5	40.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,197	6,607	24,729
# of Persons per HH	3.0	2.8	2.6
Average HH Income	\$203,305	\$141,873	\$105,871
Average House Value	\$276,977	\$288,075	\$200,425

2020 American Community Survey (ACS)

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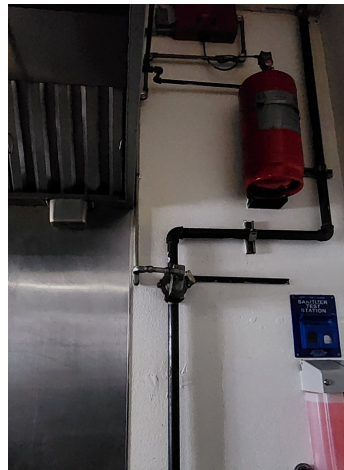
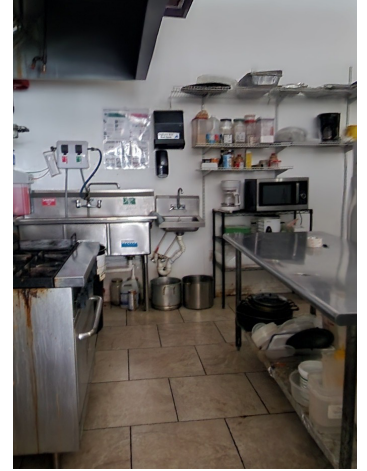
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Additional Photos



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