

# For Lease



**2nd Generation Restaurant**

**1,275 SF  
AVAILABLE**

**5,535 SF  
AVAILABLE**

**1,800 SF  
AVAILABLE**

**1,535 SF  
AVAILABLE  
(2nd Gen Restaurant)**



## Hunington

Hunington Properties, Inc.  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
[hpiproperties.com](http://hpiproperties.com)

## Y Square

10701 W Belfort Ave.,  
Houston, Texas 77099

# For Lease



**Hunington**



## Y SQUARE

10701 W Belfort Ave., Houston, TX 77099

### Property Information

Space For Lease	1,275 SF 1,535 SF (2nd Gen Restaurant) 1,800 SF   5,535 SF
Rental Rate	Call for pricing
NNN	\$9.00 PSF
Total Size	20,814 SF

### Property Highlights

- Excellent accessibility to Beltway 8 and Highway 59
- Located in a vibrant area surrounded by retail, dining, office, and residential communities
- Dense local population supports steady foot traffic
- Highly convenient for customers with strong brand visibility opportunities

### Demographics

Population (2025)	2 mi. - 71,076
	3 mi. - 160,694
	5 mi. - 451,421
Average Household Income	2 mi. - \$74,542
	3 mi. - \$75,632
	5 mi. - \$88,123

Traffic Count  
W Belfort Ave: 17,202 VPD  
I-69: 81,442 VPD

### For More Information

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.



# For Lease



West Bellfort Ave 17,202 VPD

..T..Mobile..

1,535 SF  
AVAILABLE  
(2nd Gen Restaurant)

1,800 SF  
AVAILABLE

5,535 SF  
AVAILABLE

1,275 SF  
AVAILABLE

HOUSTON  
COMPUTER GEARS

PINEAPPLE  
XPRESS  
SMOKE SHOP AND VAPE

Ruby's Beauty Salon

Radiant Smiles  
Dental, PA

Adam & Eve

# For Lease



# Hunington

## Interior



# For Lease



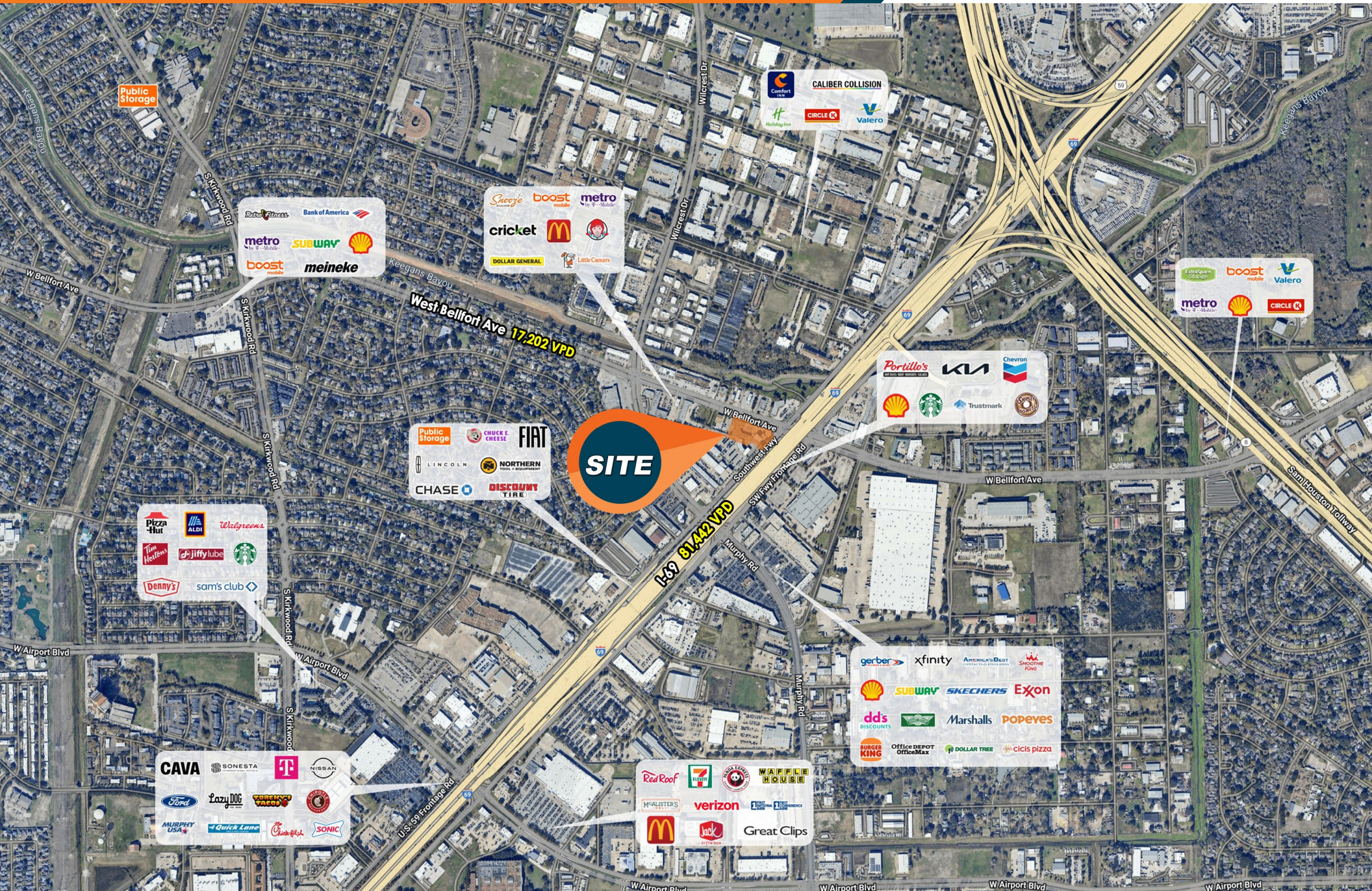
# Hunington

## 2nd Gen Restaurant

### 1,535 SF



# For Lease



**SITE**

West Belfort Ave 17,202 VPD

I-69 81,442 VPD

Public Storage  
Bank of America  
metro by mobile  
SUBWAY  
Shell  
boost mobile  
meineke

Swooze  
boost mobile  
metro by mobile  
cricket  
McDonald's  
Little Caesars  
DOLLAR GENERAL

Comfort Inn  
CALIBER COLLISION  
CIRCLE K  
Valero

Entourage  
boost mobile  
Valero  
metro by mobile  
Shell  
CIRCLE K

Portillo's  
KIA  
Chevron  
Shell  
Starbucks  
Trustmark  
Dunkin' Donuts

Public Storage  
CHUCK E CHEESE  
FIAT  
LINCOLN  
NORTHERN TOOL & EQUIPMENT  
CHASE  
DISCOUNT TIRE

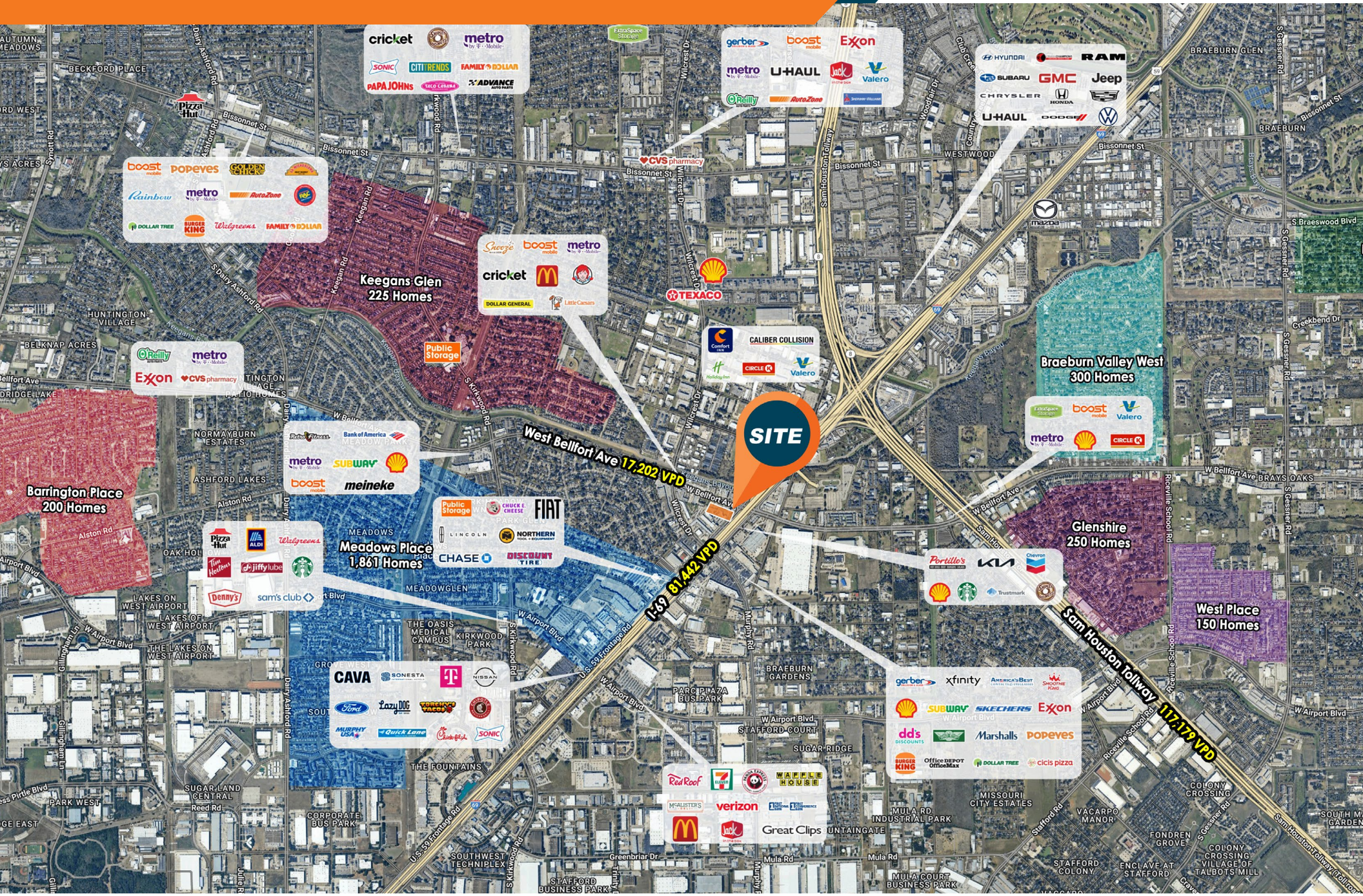
Pizza Hut  
ALDI  
Walgreens  
Tim Hortons  
jiffy lube  
Starbucks  
Denny's  
sam's club

gerber  
xfinity  
AMERICA'S BEST CONTRACTORS  
SINCE THE FONGS  
Shell  
SUBWAY  
SKECHERS  
Exxon  
dd's DISCOUNTS  
Marshall's  
POPEYES  
BURGER KING  
Office DEPOT  
OfficeMax  
DOLLAR TREE  
cicis pizza

CAVA  
SONESTA  
Nissan  
Ford  
Lazy DOC  
Worshy's Waco's  
MURPHY USA  
Quick Lane  
Chick-fil-A  
SONIC

Red Roof  
7-Eleven  
MAPLE HOUSE  
McAlister's  
verizon  
Jack in the Box  
Great Clips

# For Lease



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Sanford Paul Aron</b> Designated Broker of Firm	<b>218898</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
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<b>Tooba Patoli</b>	<b>774821</b> License No.	<b>tooba@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Abdul Sabha</b> Sales Agent/Associate's Name	<b>731889</b> License No.	<b>abdul@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date