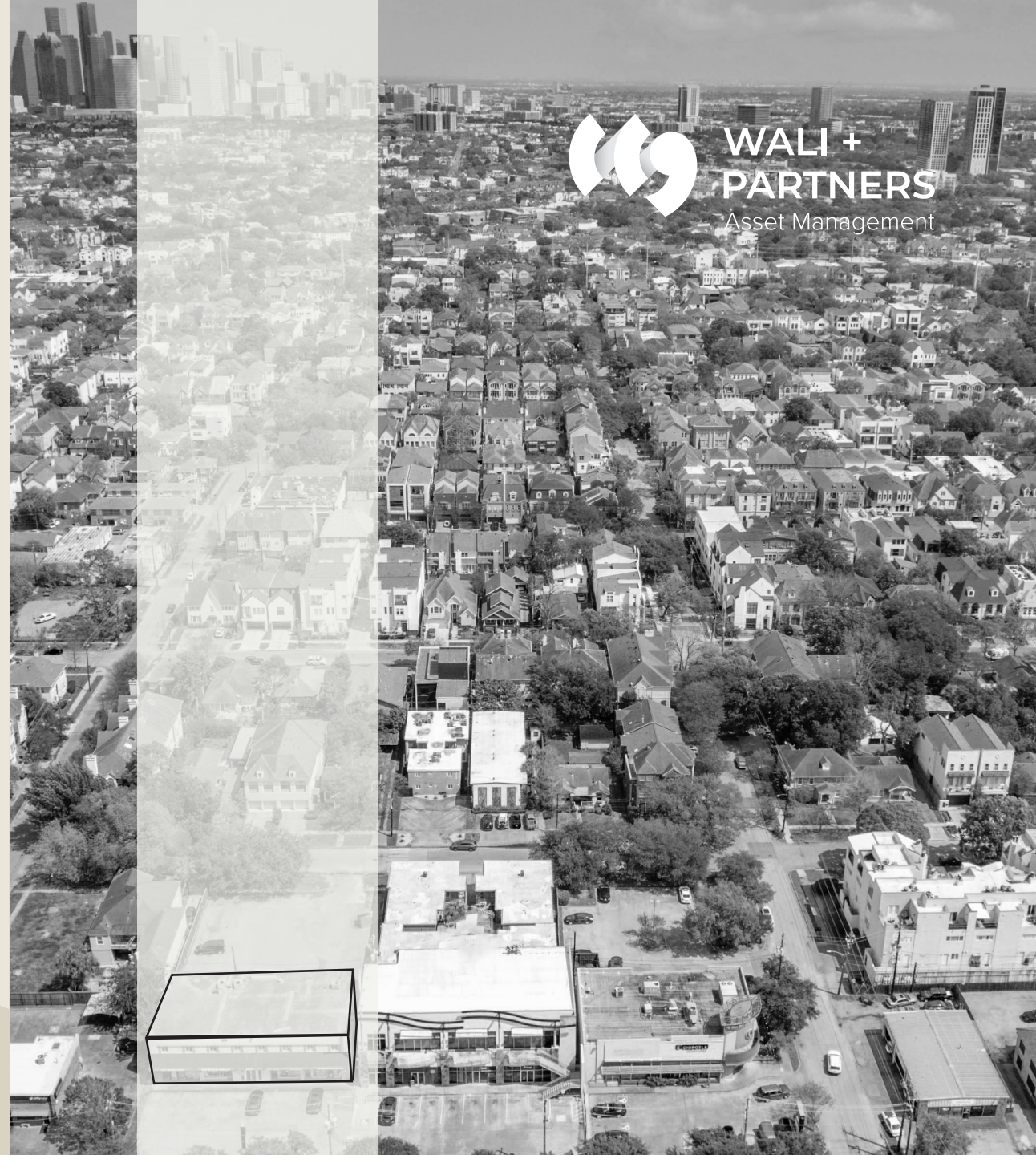


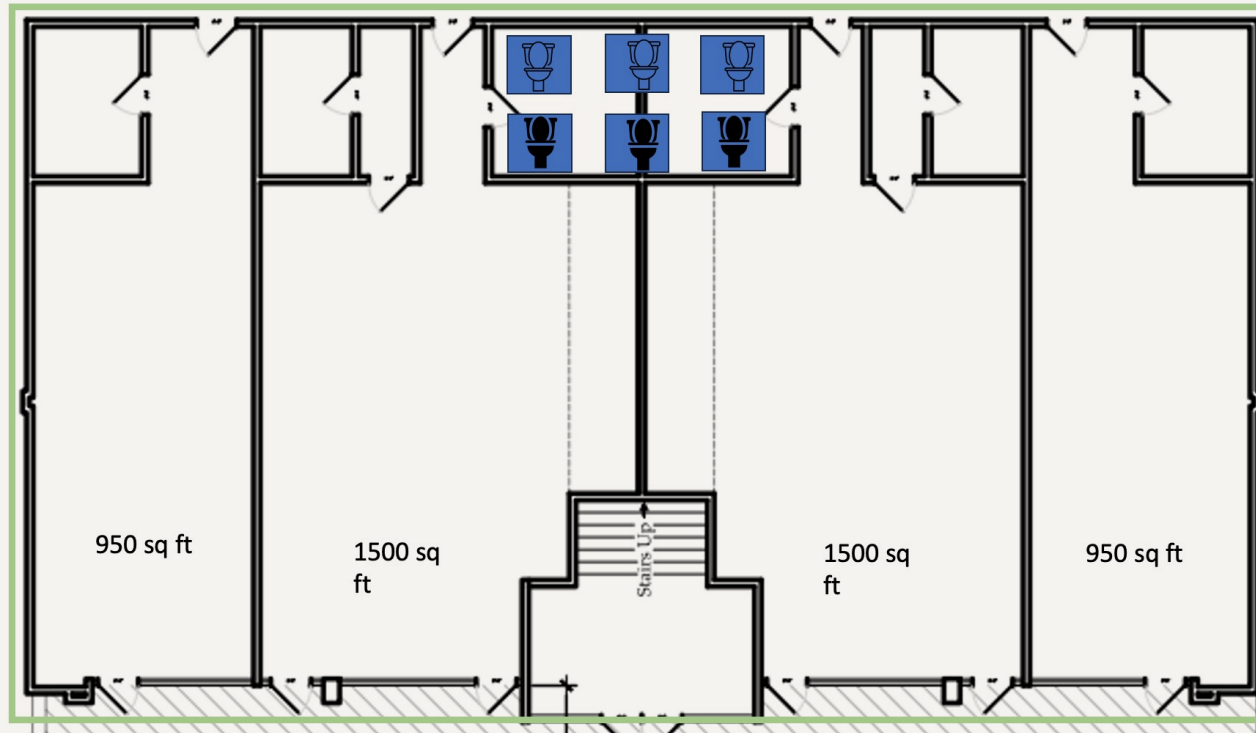
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## SHEPHERD COMMONS

New White Box Retail  
Space Available in  
**River Oaks**



# Prime 4,800 sq ft Retail Unit Available for Lease in River Oaks



**Location:** Inner Loop, River Oaks, Houston, Texas

**Property Highlights:**

**Size:** 4,800 square feet of premium retail space, ideal for high end restaurant.

**Location:** Situated in the heart of River Oaks, one of the most affluent and sought-after neighborhoods, known for its vibrant community and high foot traffic.

**Visibility:** Large storefront windows provide excellent visibility and natural light, perfect for showcasing your business.

**Ability to Increase the Layout:** 4,800 square feet of versatile, open floor space, with the ability to expand into back of the building for another 650 square feet space for a patio or the roof deck.

**Modern Amenities:** The space features a 11-12ft ceilings, and a whitebox layout providing a flexible layout options to suit your business needs.

**Accessibility:** Conveniently located parking available for customers in the front and rear of the building

**Community Appeal:** Very near to other upscale dining, shopping, and entertainment options, attracting a discerning and loyal clientele





## Prime 4,800 sq ft Ground Floor Premier Restaurant Space with Potential Patio & Roof Deck



# Prime 4,800 sq ft Ground Floor Furniture Store

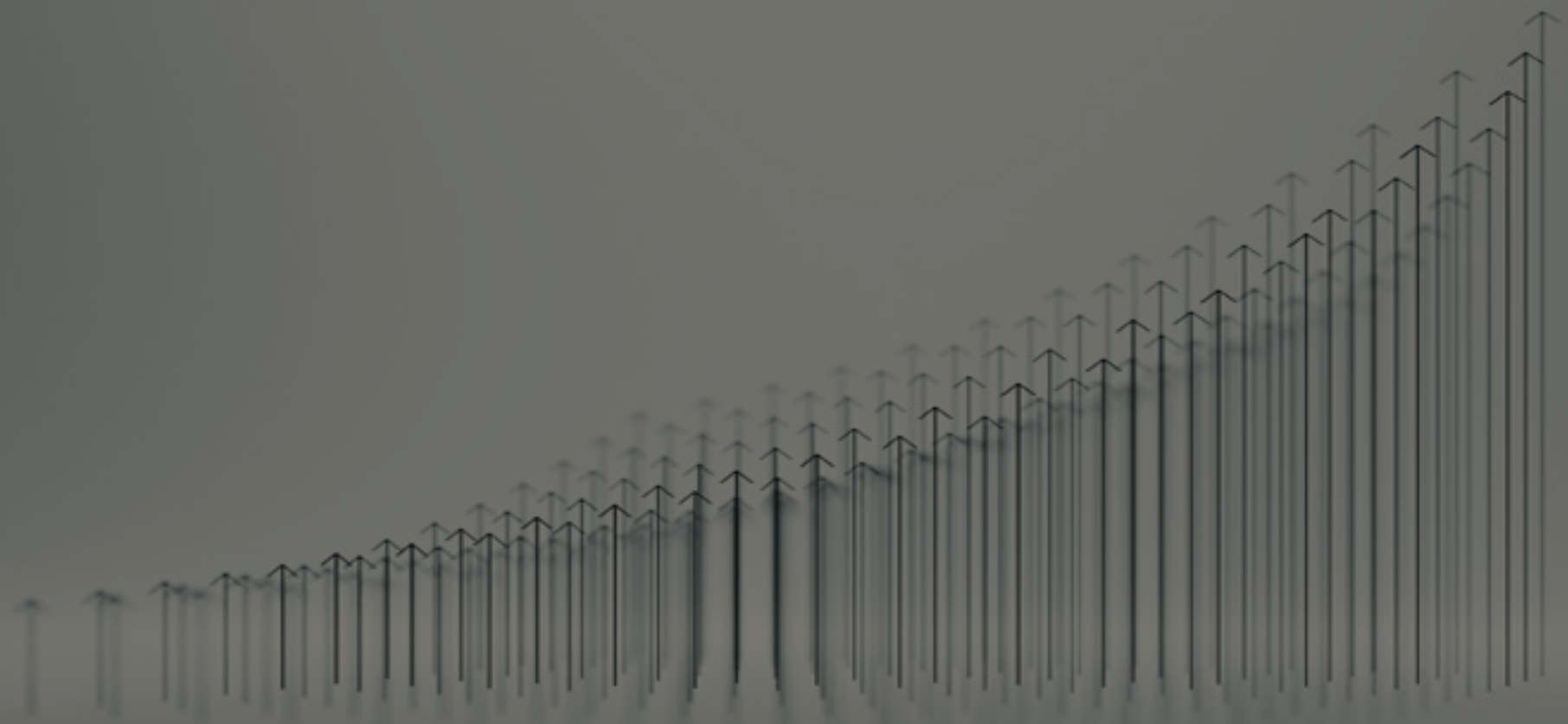




**WALI +  
PARTNERS**  
Asset Management

Prime 4,800 sq ft Ground  
Floor Design Studio





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