

RETAIL

For Lease



FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON, 77056**

UNIT SIZE

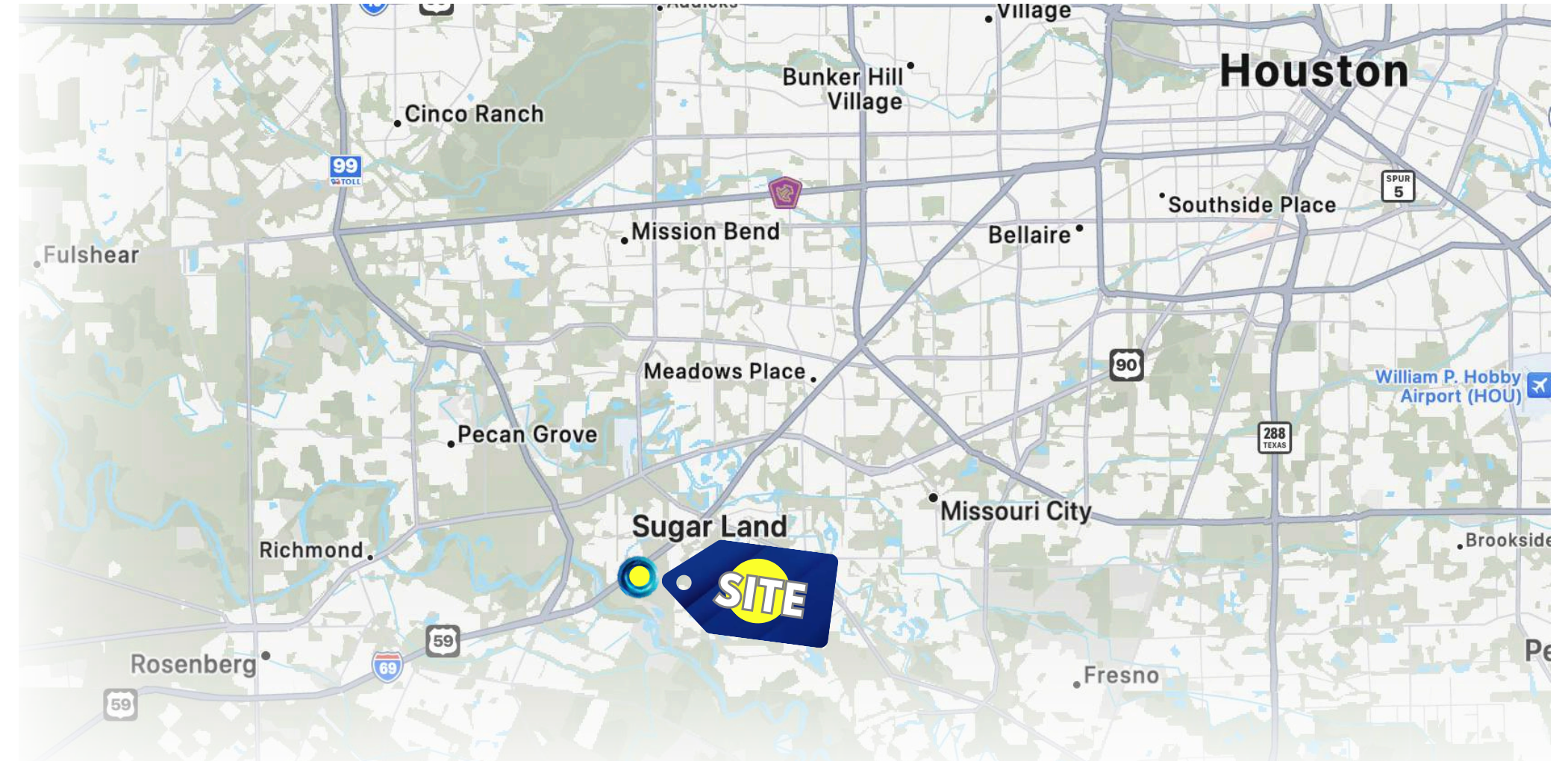
1375 to 2750 SF Available

RENT

\$30 psf/yr plus \$9.50
Triple Nets

HIGHLIGHTS

- Close proximity to Methodist Sugar Land and all Sugar Land area attractions
- Great for any medical office, dentist, optometrist, surgery center, or any other professional office space
- Located near several office condos off of I-69 S and University Blvd.



TRAFFIC COUNTS

University Blvd 29,615VPD

DEMOGRAPHICS

Population
Population Growth '21-'26

	1 mile	3 mile
Population	10,908	90,456
Population Growth '21-'26	↑13.33%	↑10.59%



Telfair Ave.

SITE

Gentle
PRIMARY CARE
Because we care

Allure
AESTHETICS, WELLNESS & YOU

REVITAL
LASER & SKIN CLINIC

OSD Surgery Center

Brisbane St.

Addison Ave.

STERLING McCall

U.S. 59 Frontage Rd.



AZUL
PLASTIC SURGERY

THE WEST LAW FIRM



6

Costco Wholesale

at home
The Home & Holiday Superstore

target

WHOLE FOODS MARKET

BEST BUY

WAL*MART
SUPERCENTER

H-E-B

WHATABURGER

DISCOUNT TIRE

99

SALTGRASS STEAK HOUSE

Black Bear Diner

H-E-B

MARRIOTT

T.J. maxx



99

6



**APEX
REALTORS**

6903 Brisbane Ct
Sugar Land, TX 774791





FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON, 77056**