

EXECUTIVE SUMMARY

HIGH-VISIBILITY TWO-STORY OFFICE FOR SALE – VERSATILE LAYOUT FOR SALON OR OFFICE NEAR HIGH-TRAFFIC FM 1960

VIEW VIDEO

SALE PRICE: \$690,000

YEAR BUILT: 1985

PROPERTY TYPE: OFFICE

BUILDING CLASS: C

BUILDING SIZE: 3,665 SF

Two-story office unit featuring a versatile layout ideal for salon and office use, currently configured to accommodate various businesses seamlessly. Enjoy the convenience of private entrances for downstairs suites and upstairs offices, ensuring privacy and ease of access for clientele and staff alike.

The property boasts a functional design, comprising two kitchenettes, three bathrooms, ten private salon rooms, a well-appointed conference room, and two spacious office spaces. Impress clients and visitors alike with formal reception areas welcoming them into both office entries, setting the tone for professionalism and hospitality.



PROPERTY HIGHLIGHTS



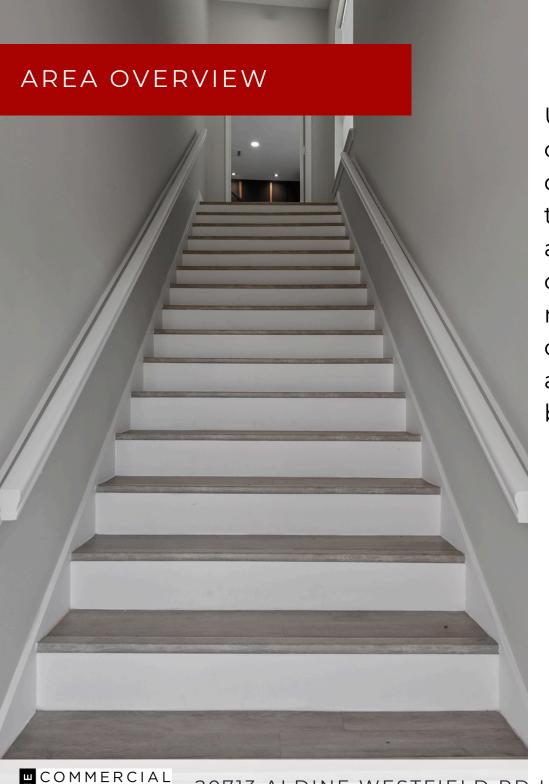
Ideal location to accommodate a variety of business needs

Private entrances for upstairs unit and downstairs units.

Property comprised of 10 private salon suites, a conference room, 2 office spaces, 2 kitchenettes, 3 bathrooms, & a laundry room

Formal reception area for each office entry

Ample private parking spaces, protected with a fully automated gate



Upstairs, a copy/storage room offers organizational solutions, while downstairs, a generously sized room is tailored for laundry service operations, adding value and efficiency to business operations. Explore the potential of this meticulously designed commercial space, offering versatility, functionality, and ample amenities to meet diverse business needs.

- Just 0.3 mile off of bustling FM 1960 which boasts an AADT of 40,990
- 5 miles away from The Woodlands, Texas
- Located on Aldine Westfield Rd (AADT 16,806 -2021 Data)
- 7 miles from George Bush Intercontinental Airport

DEMOGRAPHICS OVERVIEW

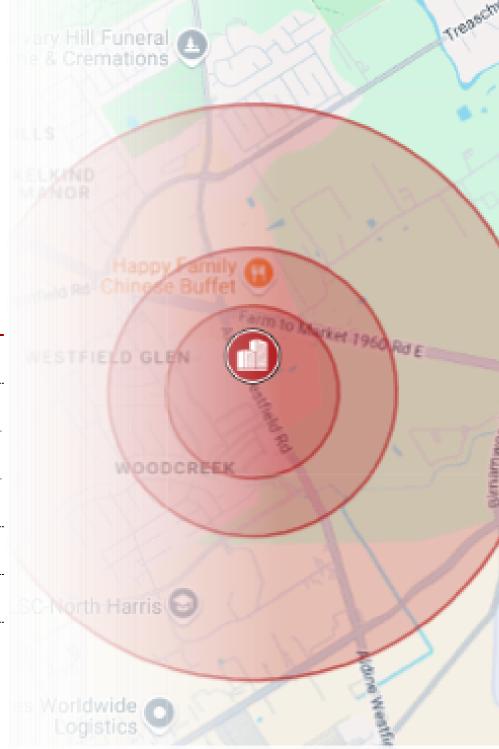








DEMOGRAPHICS	0.3 Miles	0.5 Miles	1 Miles
Total households	195	452	1,439
Total population	499	1,220	4,279
Persons per household	2.6	2.7	3
Average household income	\$67,931	\$68,233	\$69,722
Average house value	\$127,210	\$143,262	\$177,242
Average age	33	33	34
Average age male	0	0	0
Average age female	0	0	O



RETAILER MAP





