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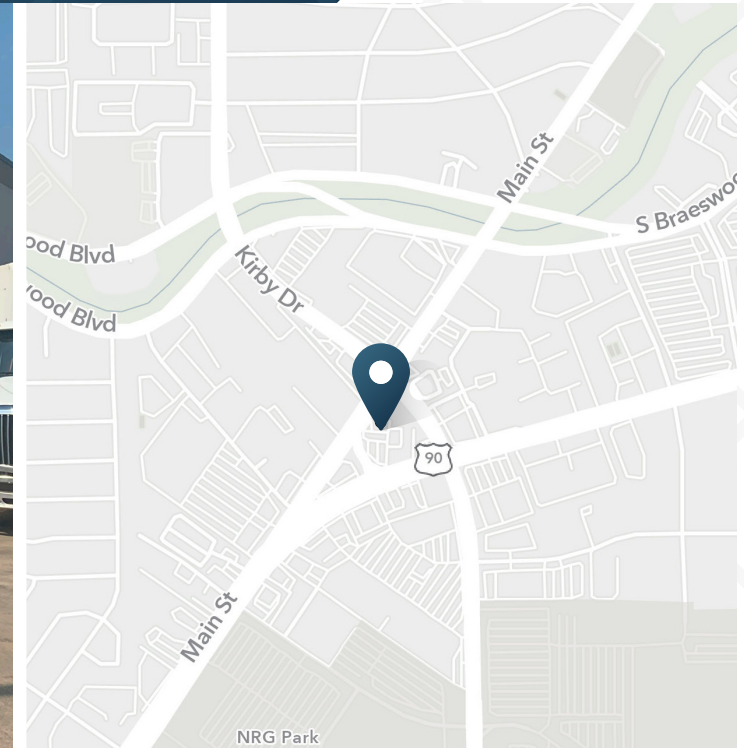
Main Street Shopping Center Space Available

8001 Main Street | Houston, TX 77025



Main Street Shopping Center

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1,400 SF
Available

6,524 SF
GLA

Contact
Broker
Rate

ABOUT THE PROPERTY

- Part of a three (3) Tenant shopping center located in the Inner-Loop/ Medical Center submarket of Houston.
- Renovated in 2013 with ample parking on site
- Existing grease trap
- Multi-Tenant Pylon Signage Facing Main Street

TRAFFIC COUNTS

S. Main Street @ Old Spanish Trail	39,444 VPD
Kirby Drive @ Old Spanish Trail	22,184 VPD
Kirby Drive @ S. Main Street	29,452 VPD

Year: 2024 | Source: TXDOT

JOIN THESE NEARBY RETAILERS



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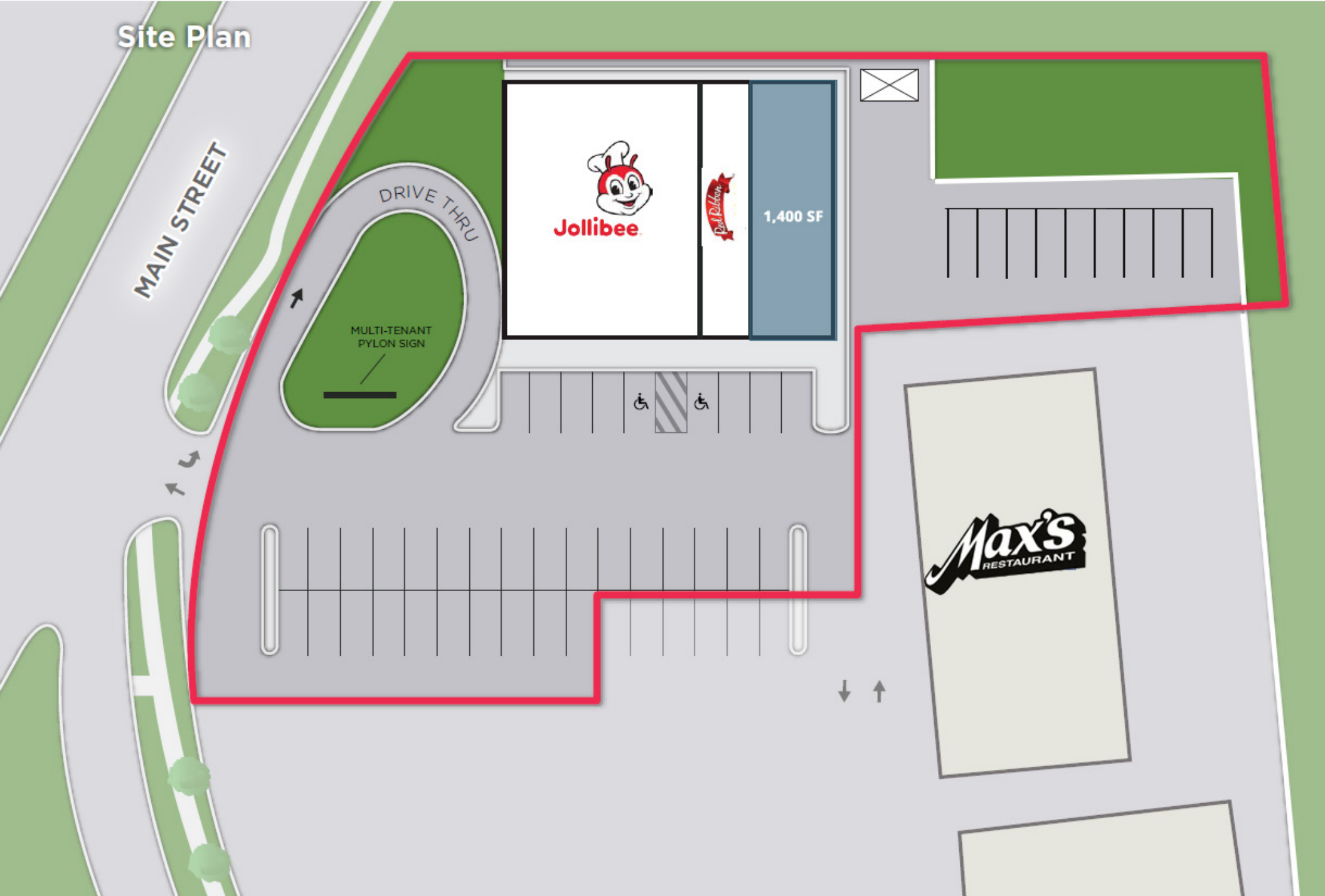


Main Street Shopping Center

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Site Plan



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	24,456	147,265	467,947
2028 Projected Population	25,057	151,675	484,485
Projected Annual Growth 2023 to 2028	601	4,410	16,538

Daytime Population

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	50,983	366,918	774,799
Workers	39,978	298,911	555,540
Residents	11,055	68,007	219,259

Income

	1 Mile	3 Miles	5 Miles
2023 Est. Average Household Income	\$100,804	\$147,029	\$128,272
2023 Est. Median Household Income	\$58,864	\$77,180	\$71,435

Households & Growth

	1 Mile	3 Miles	5 Miles
2023 Estimated Households	13,357	69,084	209,780
2028 Projected Households	13,796	72,018	220,157
Projected Annual Growth 2023 to 2028	439	2,934	10,377

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2023 Est. White	34.5%	44.0%	37.9%
2023 Est. Black or African American	23.2%	21.0%	25.2%
2023 Est. Asian or Pacific Islander	28.1%	19.2%	12.6%
2023 Est. American Indian or Native Alaskan	0.4%	0.4%	0.8%
2023 Est. Hispanic	13.9%	14.8%	25.5%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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