

# FOR LEASE

## Emerald Plaza

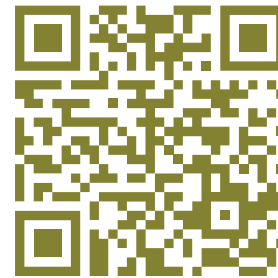
11509 Veterans Memorial Dr,  
Houston, TX 77066



### PROPERTY SUMMARY

Prime Commercial Lease Opportunity! Located on high-traffic Veterans Memorial near Beltway 8, this 4,081 sq ft space is ideal for a medical office or day care. The space features a ready floor plan and abundant parking. The landlord is flexible and eager to work with long-term tenants to settle in. Join a community of stable tenants and take advantage of this phenomenal location to grow your business. Ideal for businesses looking for visibility and accessibility!

### 3D Floor Plan



Scan or Click

Space Available	4,081 SF
Price Per SF	\$15.00/SF/YR
Year Built	2003
Lot Size (SF)	38,963



**The-Trinh Nguyen**  
Broker Manager

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**therealtyTX**  
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### PROPERTY HIGHLIGHTS

- Parking Space 224
- **4,081 SF**
- TI provided
- Looking for an Anchor tenant
- Perfect for Daycare, Medical practice, or Restaurant
- High traffic pocket of Veteran Memorial

#### DEMOGRAPHICS

#### 1 MILE

#### 3 MILE

Population

16,774

132,434

Households

4,555

40,417

Medium Household Income

\$57,173

\$50,245

Medium Age

32.5

32.5

VDP

36,000



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TOTAL: 4161 sq. ft  
FLOOR 1: 4161 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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