

RETAIL

For LEASE



IBRAHIM NASSAR

(713) 373-6243

APEXREALTORS.COM

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5444 WESTHEIMER RD. SUITE 1620,

HOUSTON TX, 77056

SIZE

SQUARE FEET AVAILBLE
1,100 - 5500 SQFT - 5 UNITS

PRICE

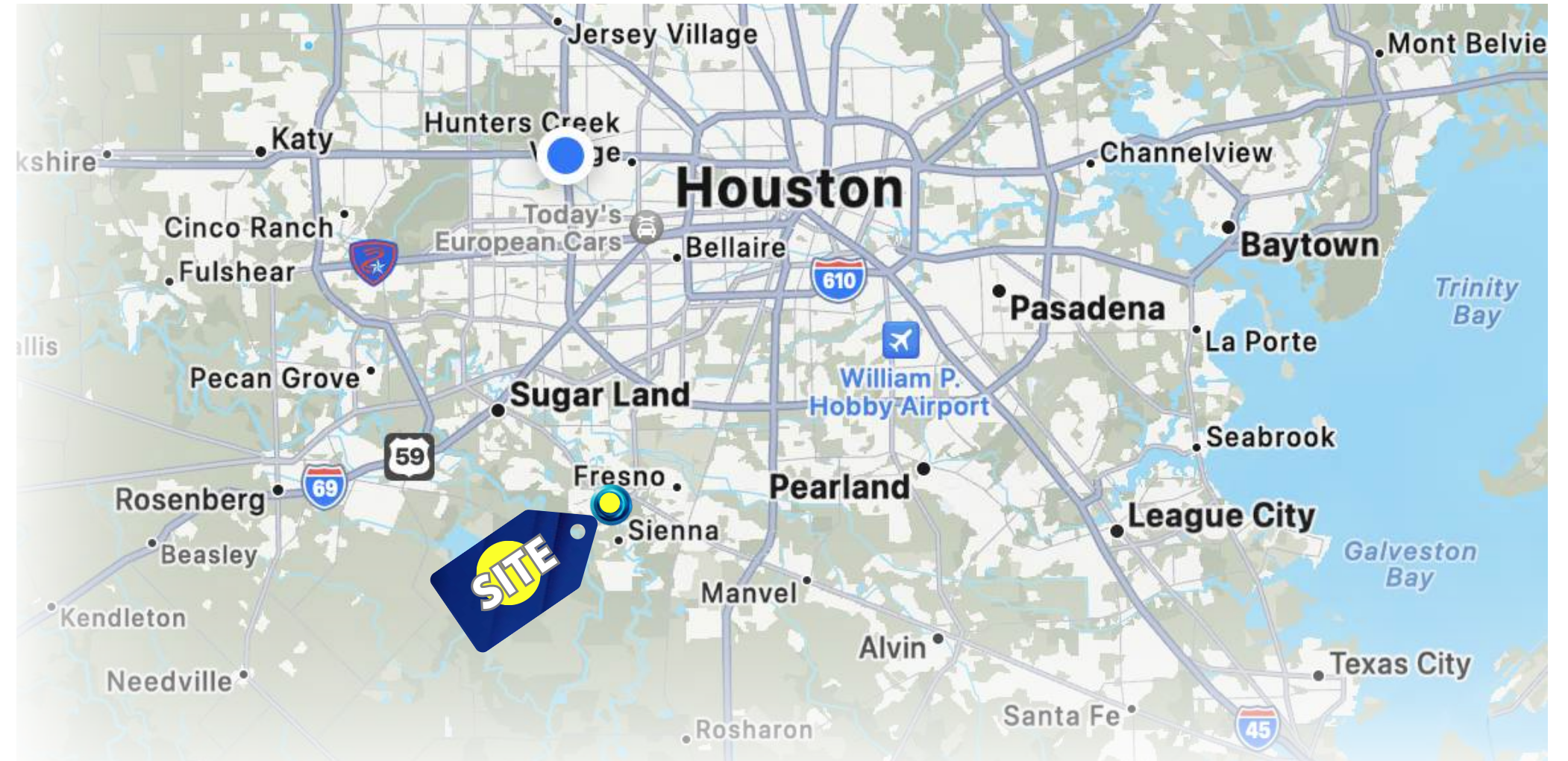
Asking \$34
NNN - \$10
TI - Negotiable

HIGHLIGHTS

- Brand New 5500 sqft Retail - Coming January 2025
- Ample Parking.
- Great Visibility.
- Patio Available.
- DIRECT Access to Hwy 6.
- Area Retailers: Walmart, Bank of America, Starbucks, Verizon.

TRAFFIC COUNTS

HWY 6 - 63,564 VPD
Sienna Ranch Road 13,053 VPD



DEMOGRAPHICS

	1 mile	3 mile
Population	6,750	72,925
Median HH Income	\$144,476	\$141,754
Population Growth '23-'28	↑ 9.02%	↑ 8.31%



WAL*MART
SUPERCENTER

McDonald's

STARBUCKS
COFFEE

BOUNCE BOUNCE
HOTSPOT
CAJUN SEAFOOD HOUSE

Bap Bento
To-Go Menu

SITE



Vicksburg Blvd.

6

6



Chick-fil-A, WHATABURGER, STARBUCKS COFFEE, DISCOUNT TIRE, H-E-B, The UPS Store

WALMART SUPERCENTER, McDonald's

Fort Bend Town Center
petco, ROSS, E55FITNESS, CINEMARK, JAMES AVERY artisan jewelry, DOLLAR TREE, Swig, Olive Garden, Chick-fil-A, CAVA, MOD, HENRY HOT CHICKEN, McALISTER'S DELI

TAOTAO 先施道 SINCE 1990, DUTCH BROS Coffee, CINEMARK, Kroger, Olive Garden ITALIAN KITCHEN

Fort Bend Pkwy Toll Rd.

Fort Bend Pkwy Toll Rd.

6

6

SITE

