

Lease

Wilcrest

11502 S Wilcrest Dr Houston, TX 77099



LEASE RATE \$27.00 SF/yr

Jennifer Uribe
(832) 600-8416

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PROPERTY HIGHLIGHTS

- Situated just off Beltway 8 for easy access to major highways and key areas of Houston. Positioned in a high-traffic area with excellent exposure to passing commuters.
- Surrounded by residential neighborhoods, retail centers, and office spaces, ensuring a steady flow of potential customers.
- One Space Available: 2,500sqft
- Visibility for branding and attracting attention.

OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Available SF:	1,691 - 2,486 SF
Lot Size:	110,164 SF
Building Size:	27,450 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	503	1,008	5,329
Total Population	1,562	3,071	15,523
Average HH Income	\$51,430	\$51,38	\$51,784
		0	

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PROPERTY DESCRIPTION

The area is surrounded by a mix of residential neighborhoods, retail centers, and professional offices, creating a steady flow of potential customers. With a strong community presence and diverse demographic, businesses here benefit from both high foot traffic and convenient access to a large customer base. The property also offers ample parking and great signage opportunities, which make it an attractive option for businesses in retail, office, or service industries. With its central location and robust commercial environment, 11502 S Wilcrest Dr provides an excellent foundation for success, making it a top choice for businesses aiming to establish or expand in a high-demand area of Houston.

LOCATION DESCRIPTION

11502 S Wilcrest Dr, Houston, TX 77099 is located in a prime commercial area with excellent visibility and easy access, making it an ideal spot for businesses looking to thrive in Houston. Positioned just off Beltway 8, this location provides quick access to major highways, ensuring seamless connections to key areas of the city. Its proximity to major thoroughfares allows for easy commuting and attracts a high volume of traffic, ensuring that your business gets the exposure it needs.

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WILCREST -SITE PLAN



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WHY WILCREST IS A GREAT SPACE TO LEASE?!

Whether you are running a retail operation, office-based business or service industry, this location is strategically positioned to capture the attention of a diverse customer base. The area is known for its strong community presence, making it an attractive spot for businesses looking to establish themselves in a well-established neighborhood.

Offering flexibility for various business needs. With ample parking for both customers and employees, as well as excellent signage opportunities, your business will enjoy both convenience and enhanced visibility. This location offers the perfect combination of prime location, accessibility, and community engagement, making it an outstanding investment for long-term success. Investing in this property means positioning your business in one of Houston's high-demand, high-traffic areas, where growth potential is limitless. Don't miss the chance to secure a spot in a prime location—contact us today to take advantage of this opportunity!



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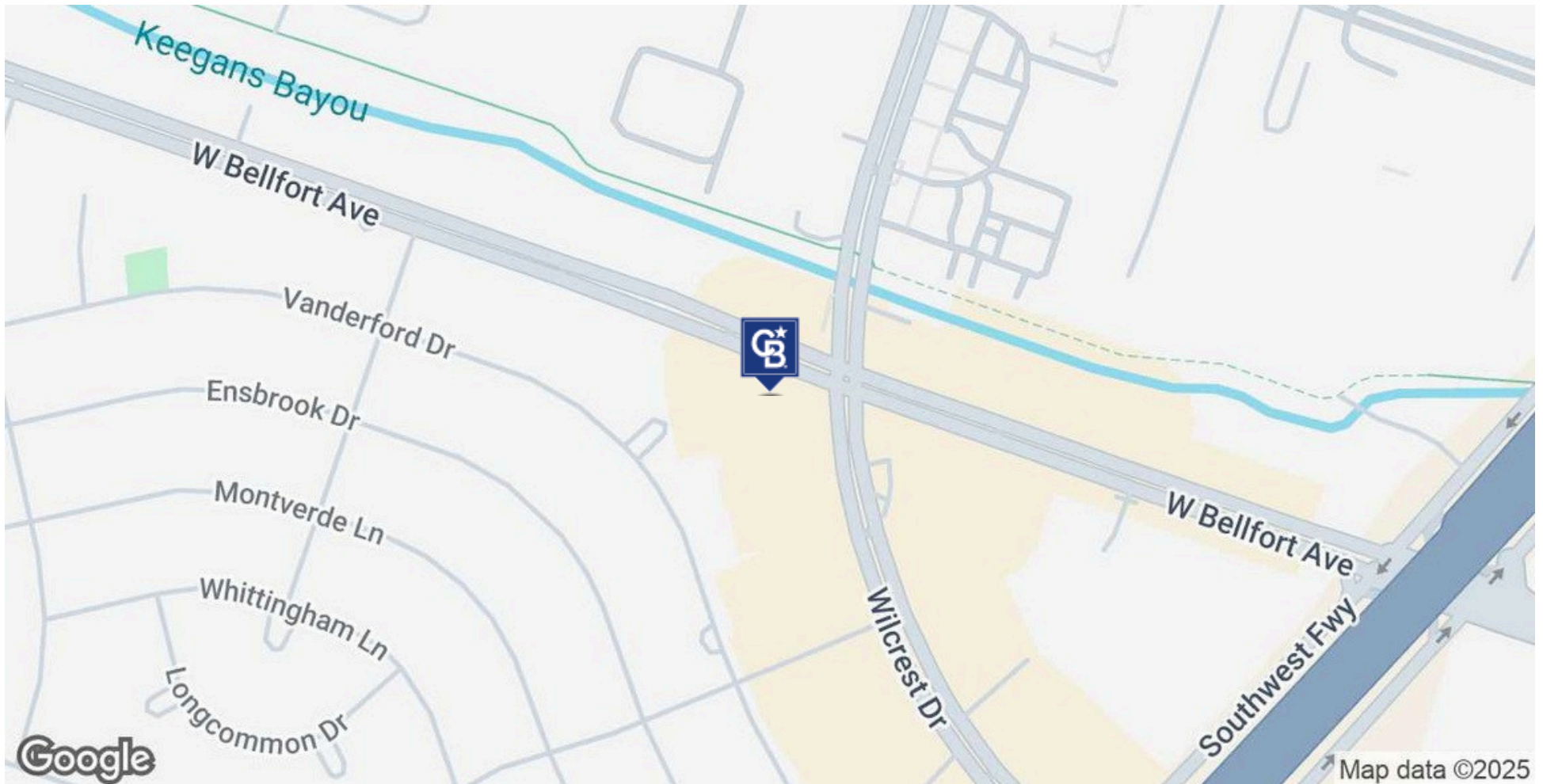
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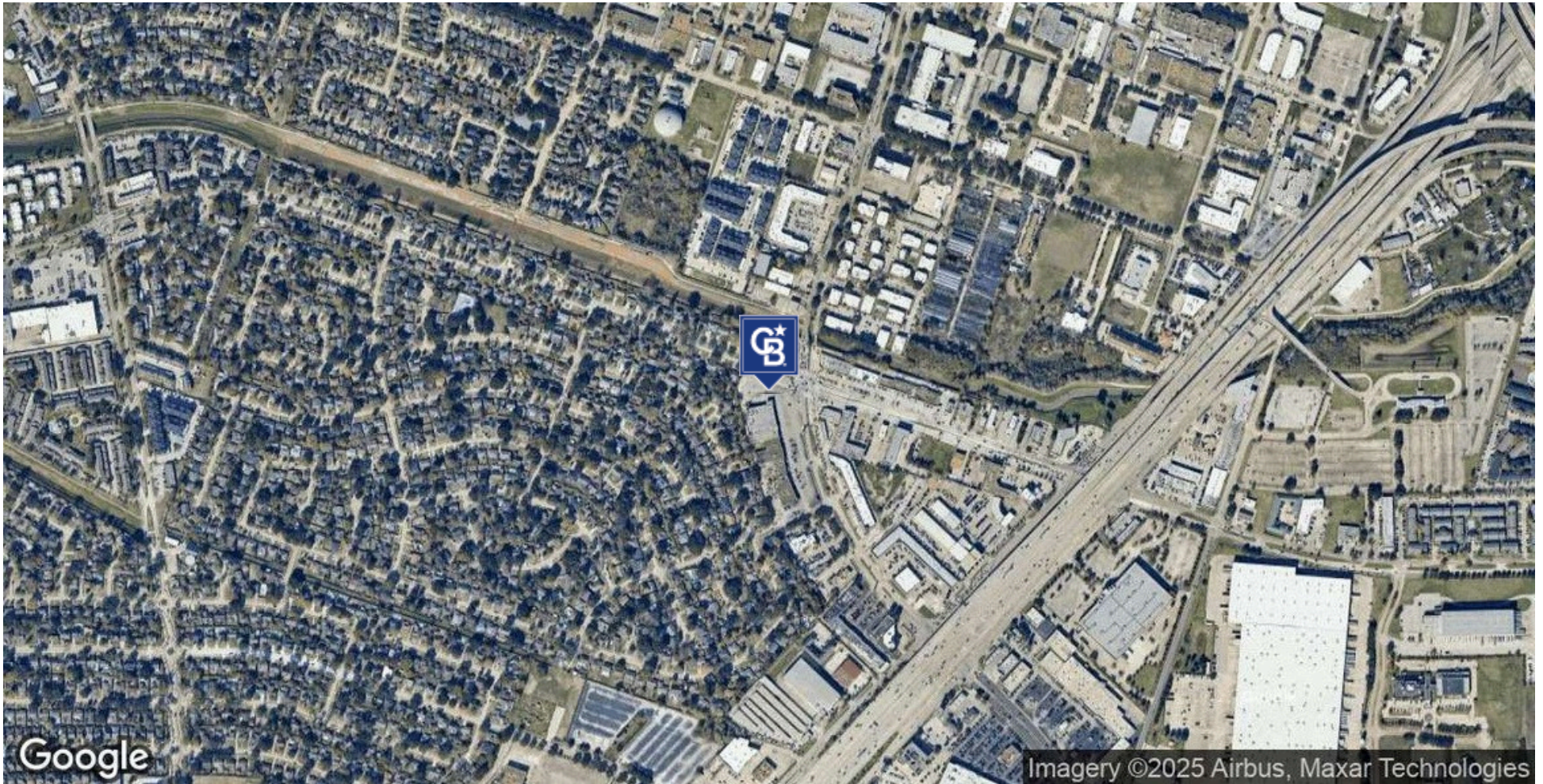
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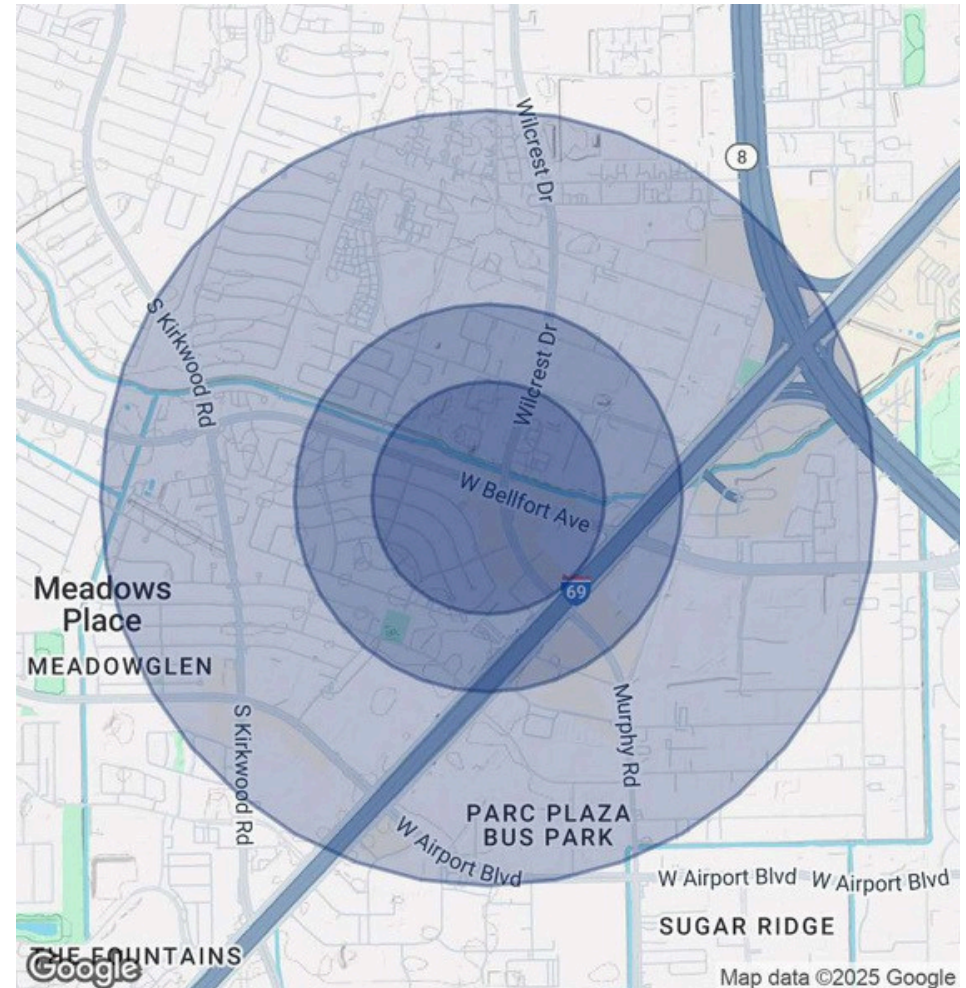
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,562	3,071	15,523
Average Age	39	39	37
Average Age (Male)	38	38	37
Average Age (Female)	40	39	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	503	1,008	5,329
# of Persons per HH	3.1	3	2.9
Average HH Income	\$51,430	\$51,380	\$51,784
Average House Value	\$167,748	\$167,330	\$220,810

Demographics data derived from AlphaMap



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