

THE OLIVER

# FOR LEASE

4,460 SF GROUND FLOOR RETAIL SPACE  
FOR LEASE IN SAWYER YARDS

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2305 SUMMER ST, HOUSTON, TX 77007

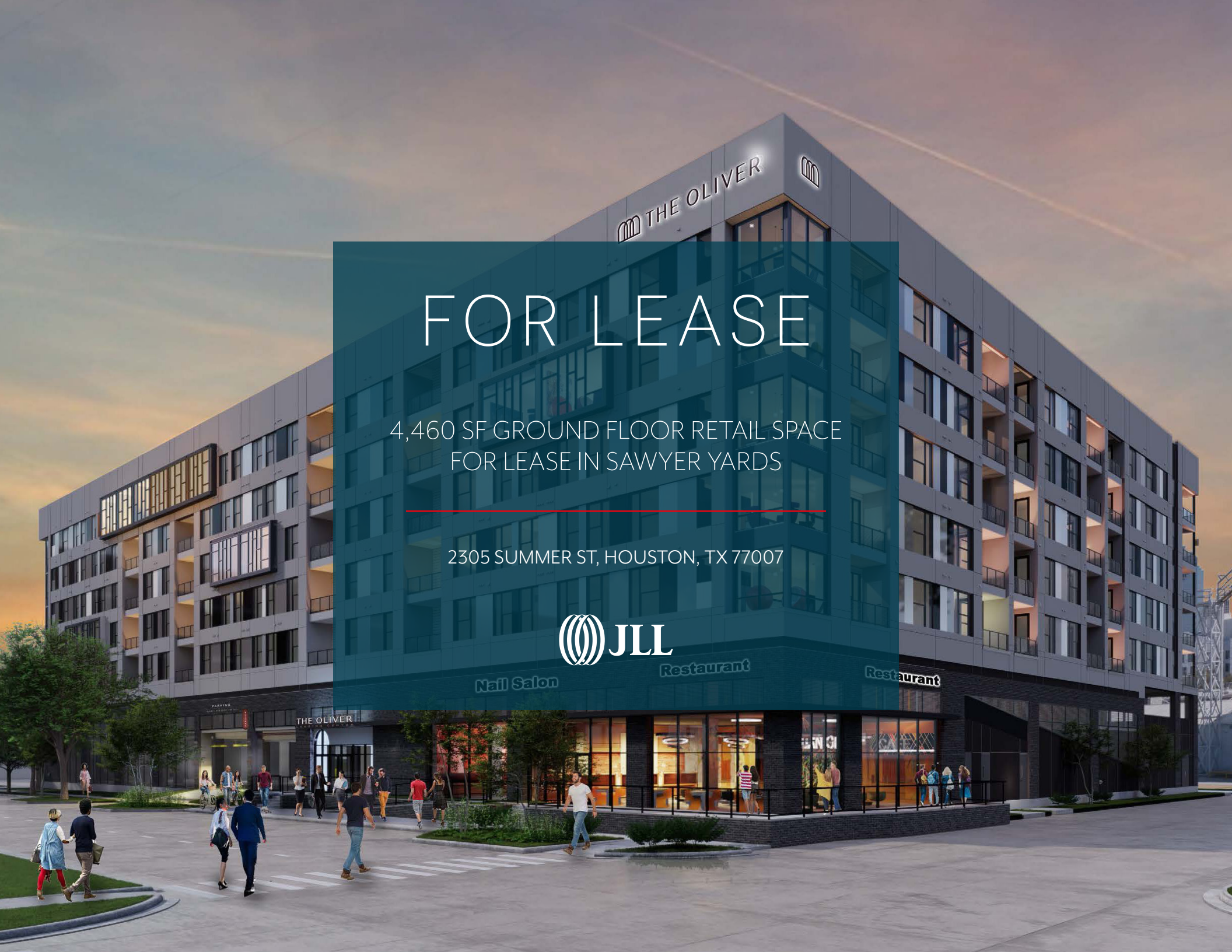


Nail Salon

Restaurant

Restaurant

THE OLIVER



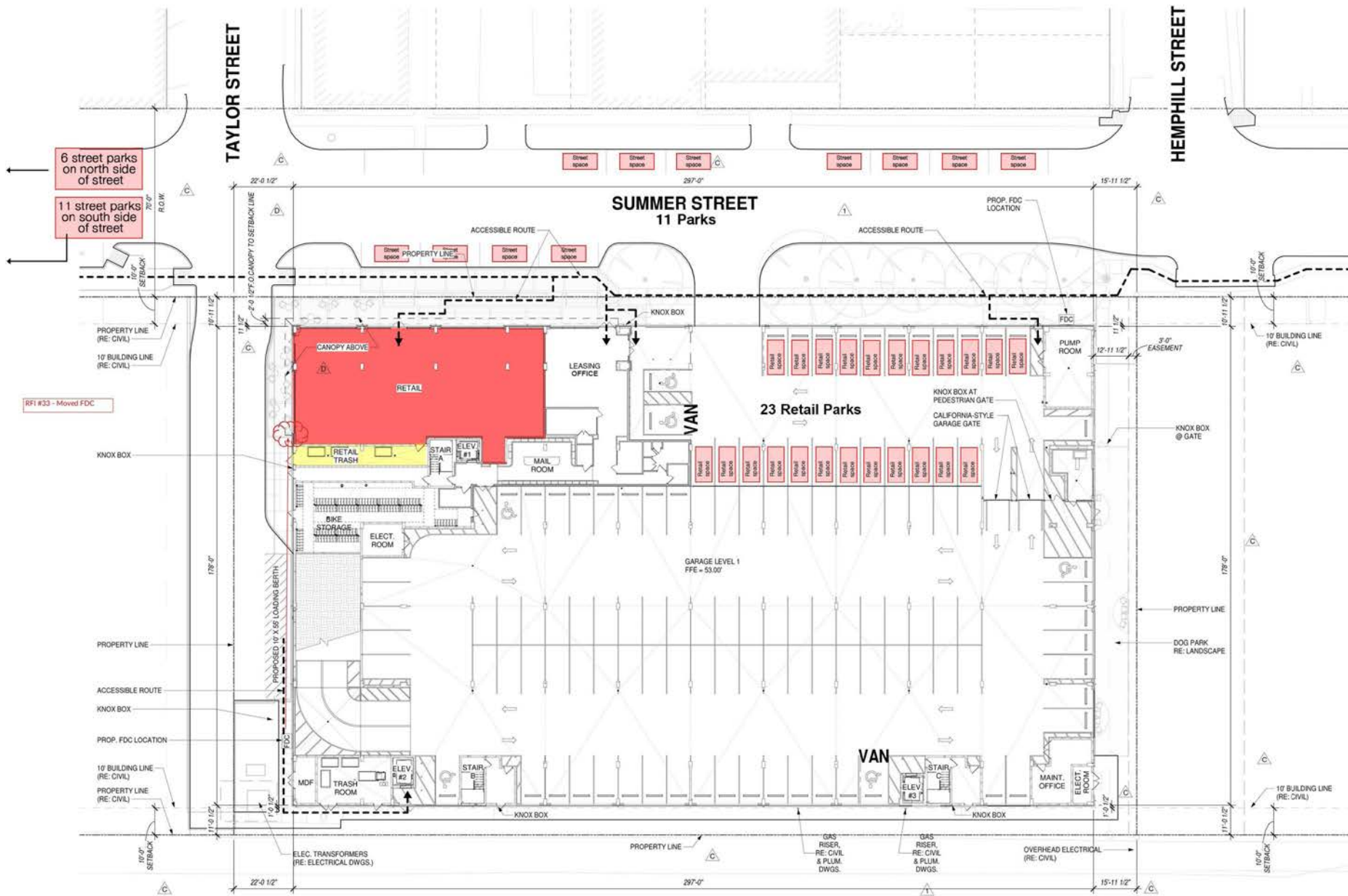


# 4,460 SF FOR LEASE

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- Recently delivered retail space located in a recently delivered multi-family building
- Dedicated retail parking located in garage and street parking can be shared with adjacent commercial developments
- Immediate delivery
- Will divide
- Located in the Sawyer Yards art and entertainment district
- Surrounded by restaurants, art studios, retail and fitness studios
- Captive audience of ±350 residents onsite
- Contact broker for more information

# SITE PLAN



- Retail Reserved Parking (23 Parks)
- Available Street Parking (28 Parks)

**WINTER STREET**

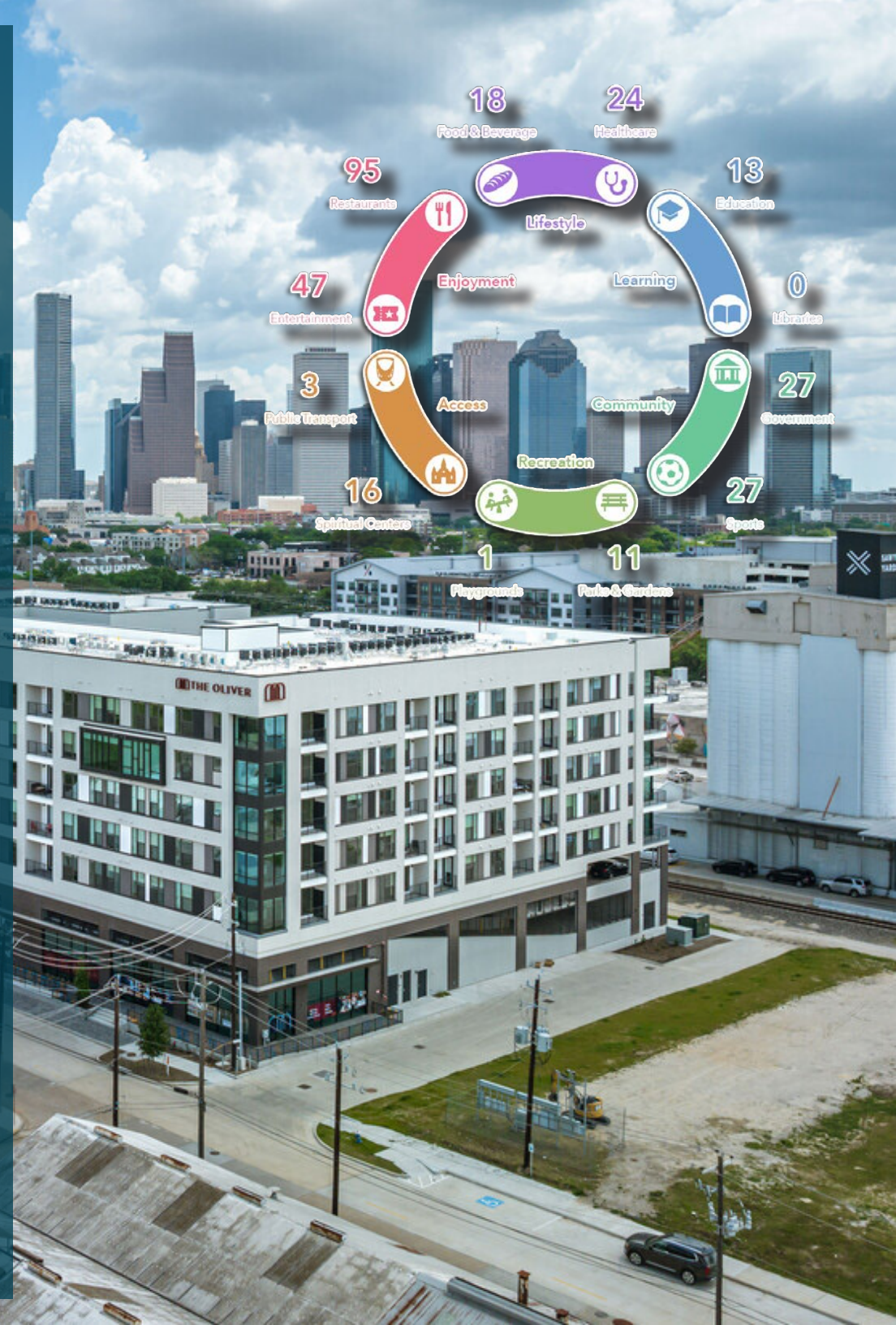
SOUTHERN PACIFIC RAILROAD

# TRADE AREA

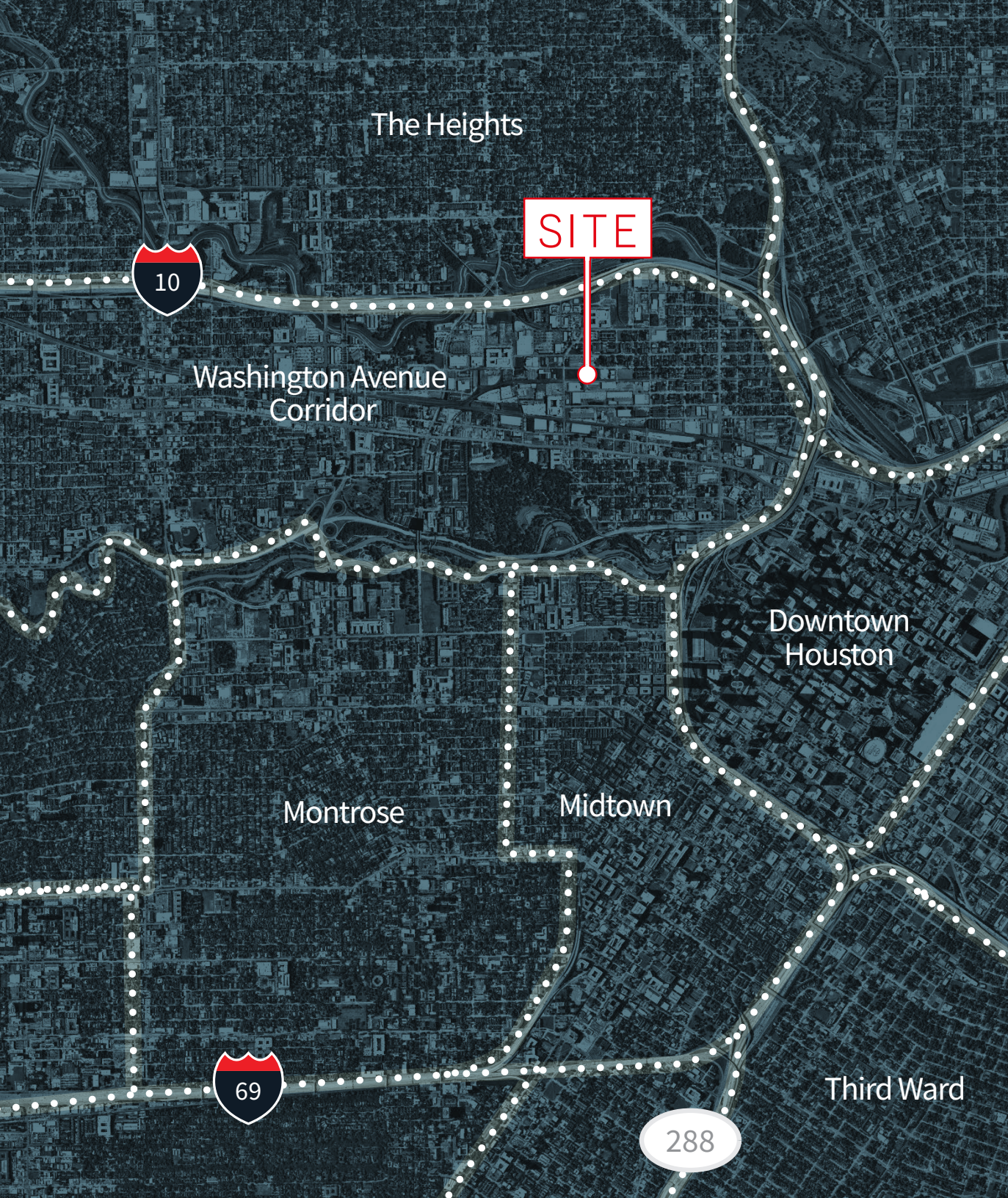


# ABOUT THE AREA

Sawyer Yards is a diverse and dynamic creative community in the heart of Houston's Washington Avenue Arts District that has become a highly desirable residential area being directly between The Heights and downtown. Spanning over 55 acres, it offers a blend of repurposed industrial buildings, artist studios, galleries, event spaces, and amenities. This vibrant campus showcases local talent, fosters collaboration, and provides a hub for artistic expression in Houston. In addition to its creative offerings, Sawyer Yards also provides amenities such as various dining options, ample parking, and easy accessibility to downtown Houston and other major hubs in the city.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Total Population	20,894	210,458	455,607
Total Daytime Population	21,053	348,666	877,353
Average Household Income	\$146,447	\$154,109	\$138,413
Median Age	34.5	36.7	36.3
Average Home Value	\$542,491	\$537,441	\$530,616
Edu. Attainment - College Degree or Higher	73.9%	66.3%	58.8%



The Heights

SITE



Washington Avenue Corridor

Downtown Houston

Montrose

Midtown



Third Ward

# CONTACT

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