



FOR GROUND LEASE



**2112 LEELAND ST.
HOUSTON, TX**

Retail Opportunity in EaDo

Nick Spearman

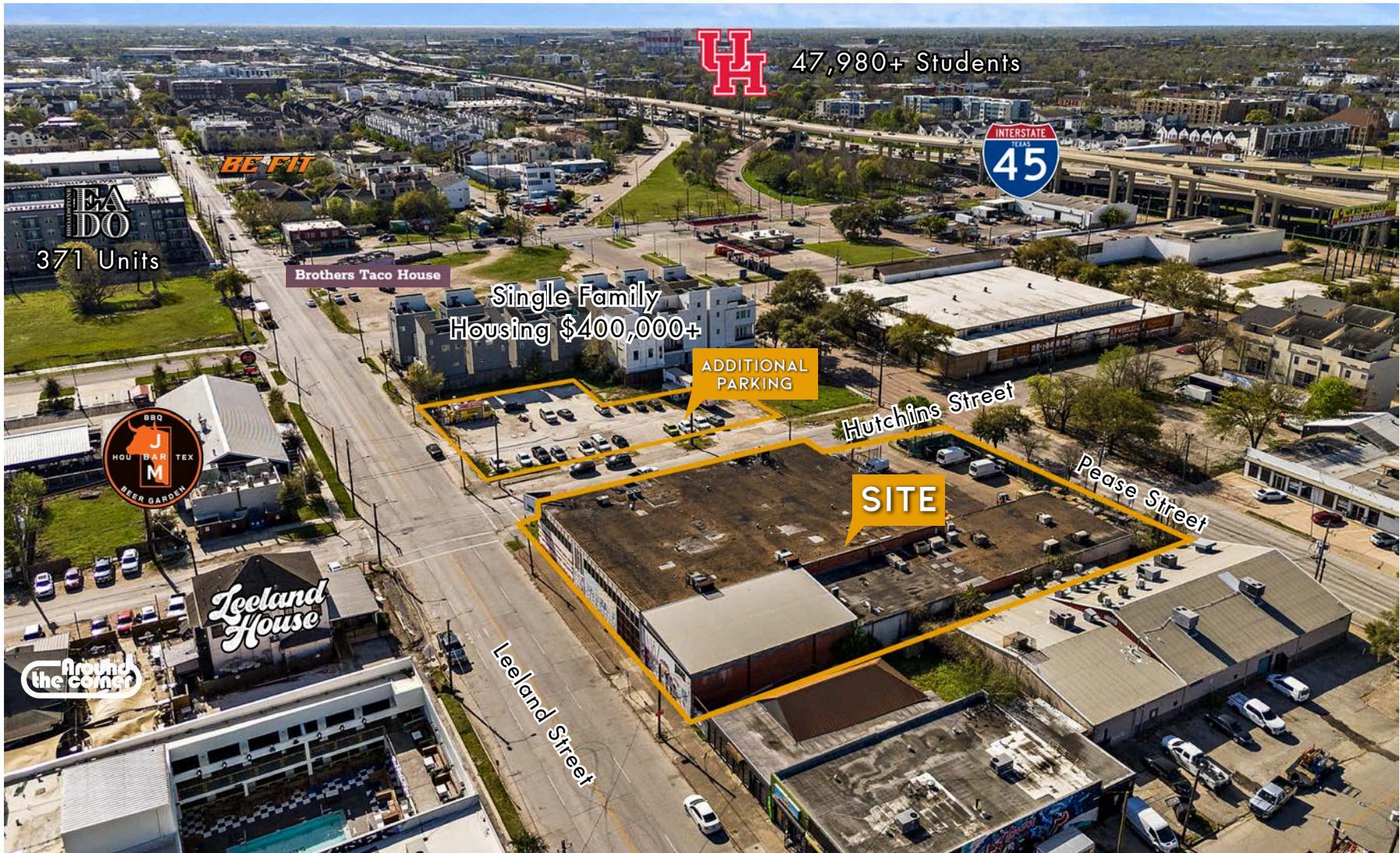
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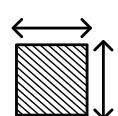
2112 LEELAND ST, HOUSTON, TX 77003



Located in the heart of EaDo, 2112 Leeland St offers an exceptional opportunity for **retail users** to establish a presence in one of Houston's **fastest-growing neighborhoods**. Available for lease, this site provides unmatched flexibility, walkability, and visibility within minutes of Downtown. The building features a **colorful storefront along Hutchins St**, and a unique, **large glass facade along Leeland St**.



± 26,200 SF



Tract 1

± 0.86 Acres

Tract 2

± 0.6 Acres



1 Loading Dock



20' Eave

► Prime East Downtown Location

Over 15,000 residents live within 1 mile. New rooftops, new energy, and nonstop momentum

► Proximity to Major Venues

Within walking distance to Daikin Park, Toyota Center, and Shell Energy Stadium, offering exceptional exposure and event-driven traffic

► Established Culinary Scene

Surrounded by established bars & restaurants, reinforcing the area's reputation as a dining destination

► Highly Adaptable Site

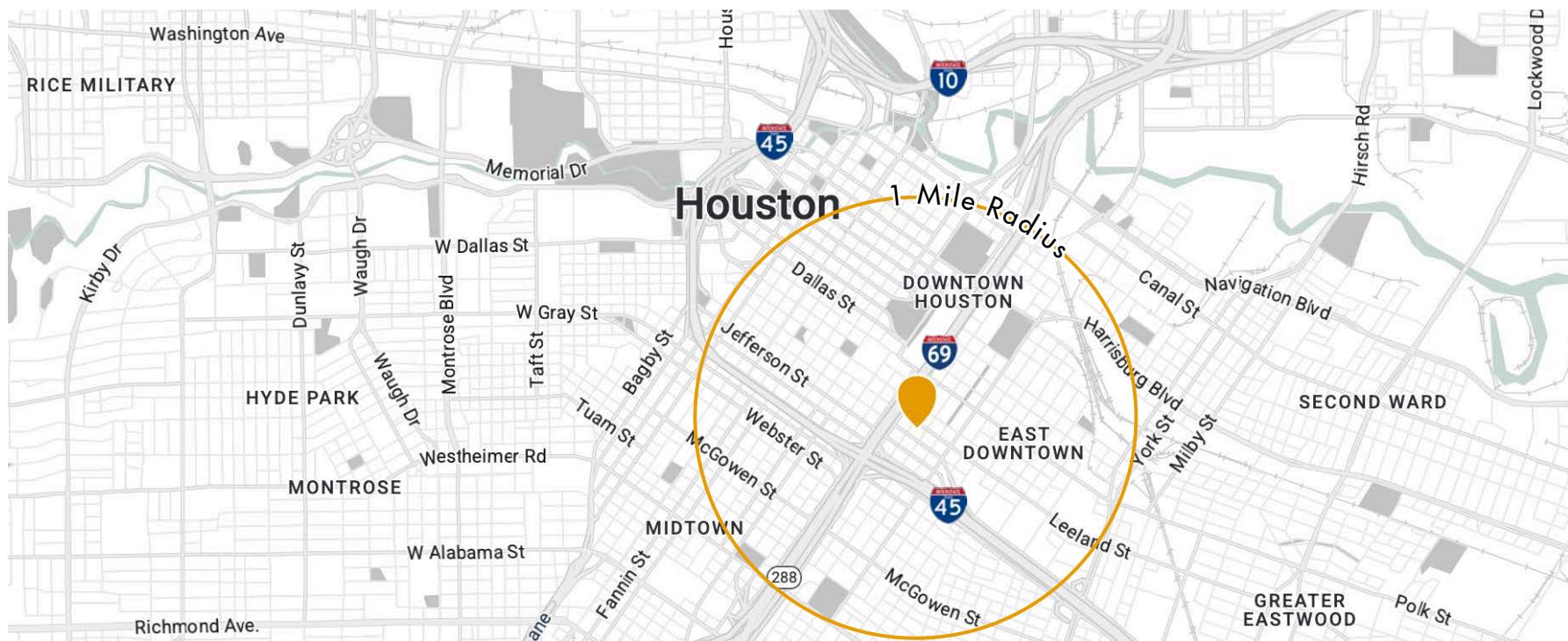
Industrial clear heights with a corner-lot footprint and generous setbacks, this site offers a rare blend of flexibility and visibility

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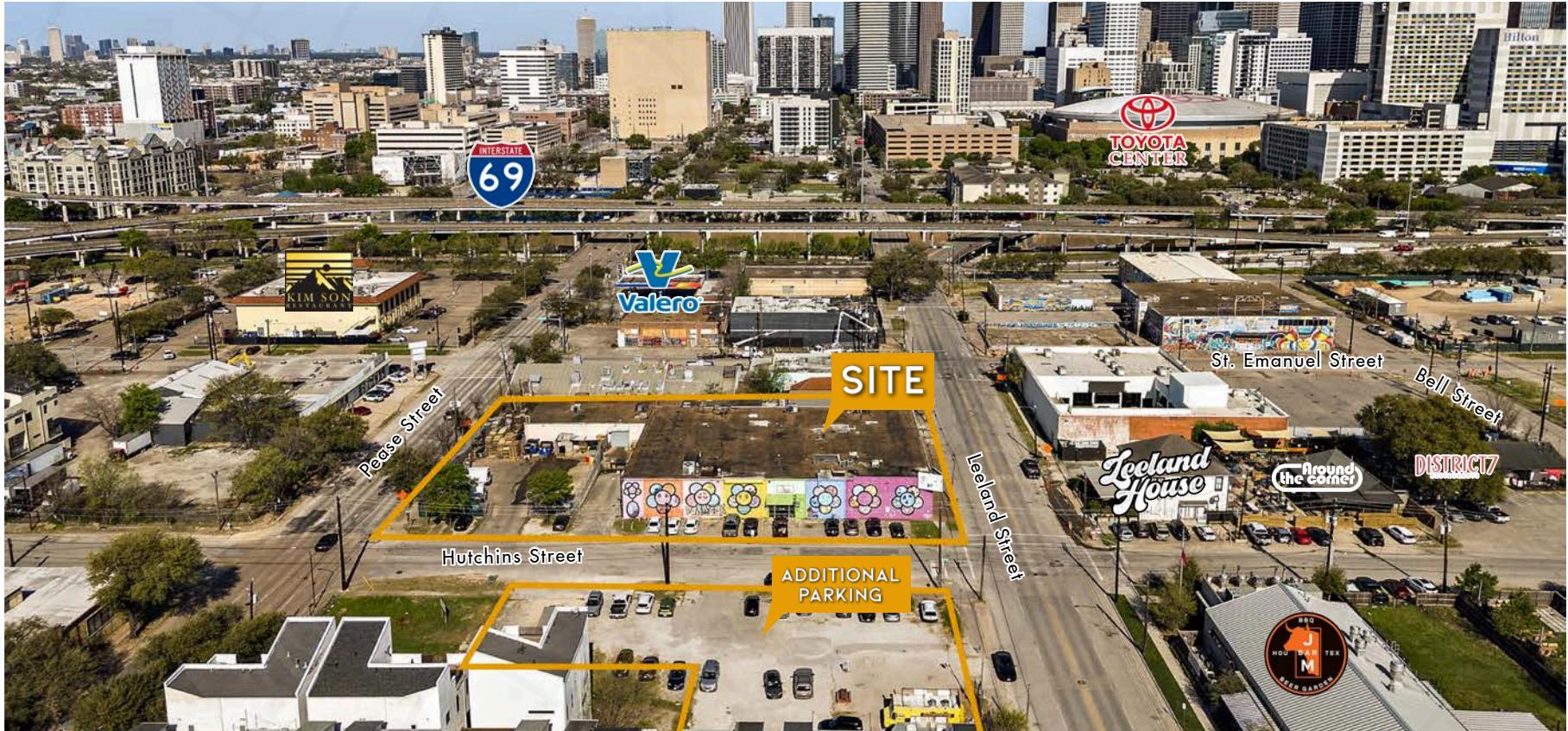
	Population ('23):	Population ('28):	Daytime Pop.	Avg. HH Income
1 Mile	15,932	17,583	37,308	\$117,208
3 Miles	80,858	86,130	224,549	\$104,209
5 Miles	177,126	186,098	340,844	\$109,612



The information provided herein is deemed reliable but is not guaranteed and is subject to change without notice. All dimensions, property details, and financials are approximate. Offered subject to errors, omissions, prior lease or sale, and withdrawal from the market without notice.

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Easy Access to Interstates 45 and 69 Facilitates Convenient Commuting and Logistics



Within Walking Distance to Several Cafes, Restaurants, Local Businesses and METRO Rail Stations

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Unique Glass Facade Facing Leeland St.



Colorful Storefront Off Hutchins St.



Plenty of Parking Along Hutchins With a Spacious Parking Lot Across the Street

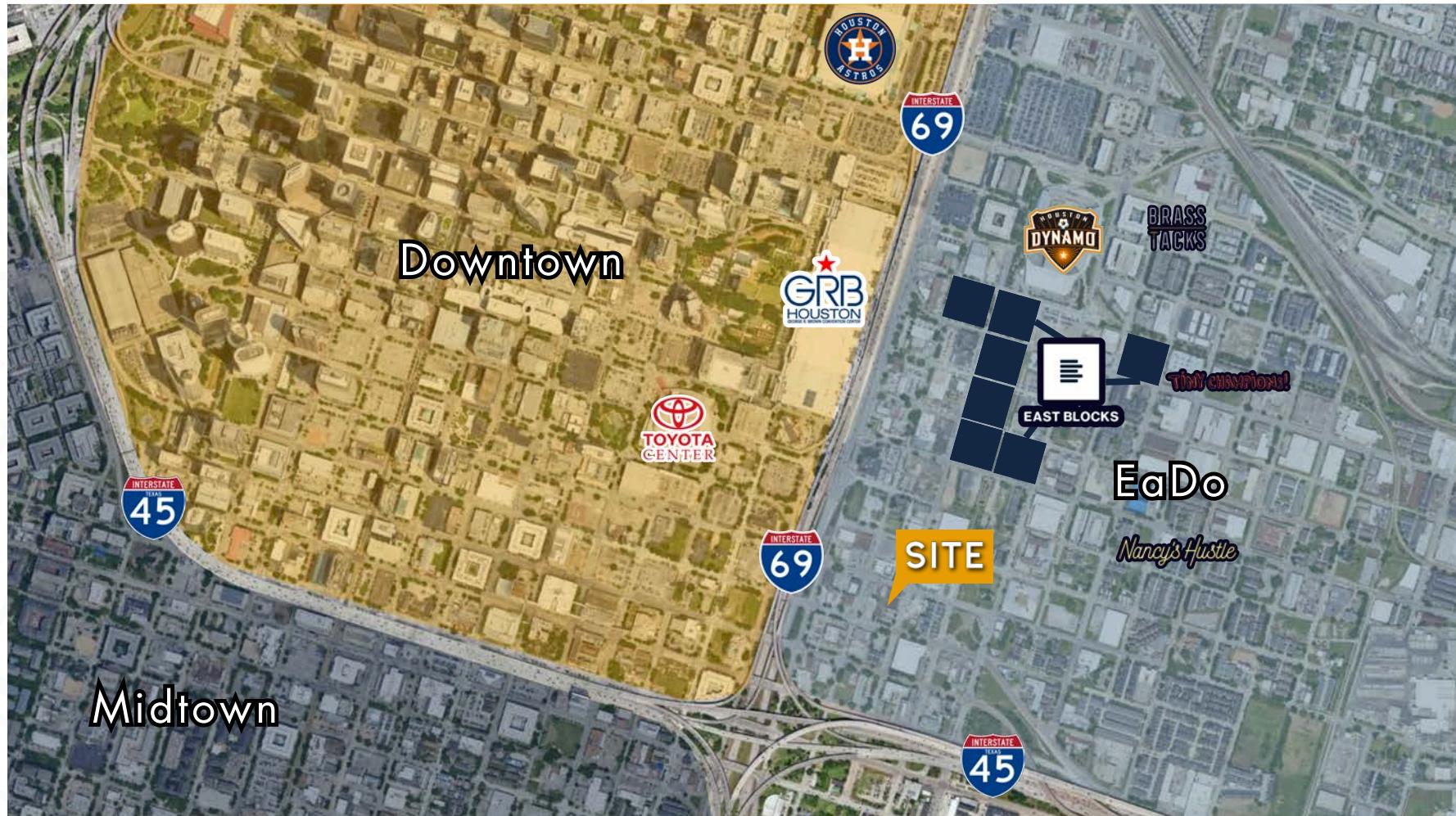


Loading Dock with a One-Of-A-Kind Mural

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