

NEW RETAIL SPACE - 793 SF - 3250 SF
851 FEDERAL RD - RETAIL SHOPPING CENTER

FOR LEASE



Carlos Iglesias
carlos@riverflowcommercial.com

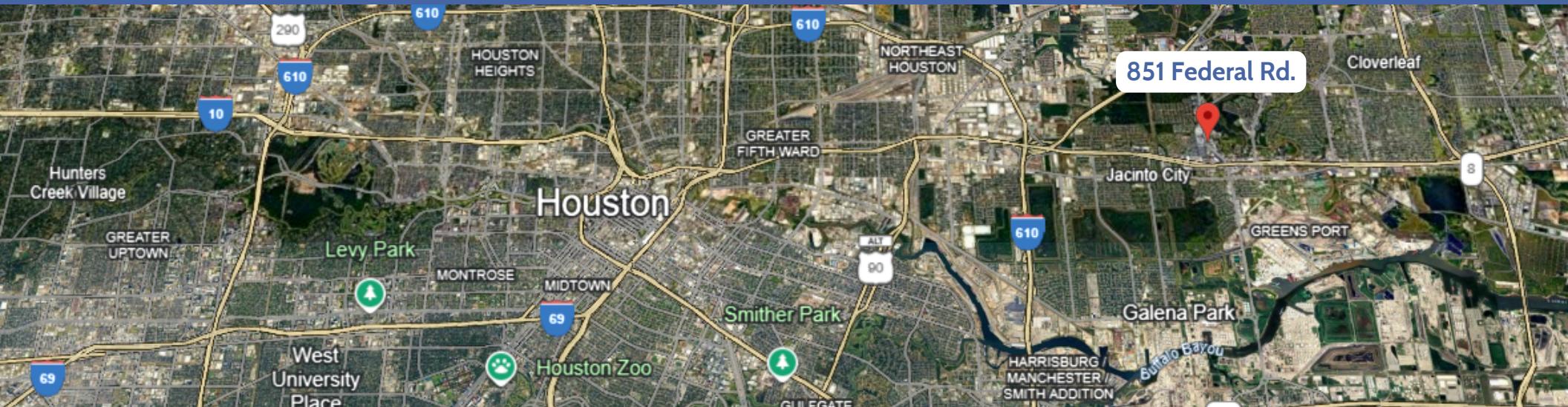
info@riverflowcommercial.com
832-516-9515
8245 North Fwy Bldg A Houston, TX 77037

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PROPERTY DESCRIPTION

Introducing a newly constructed retail center at 851 Federal Rd, Houston, TX 77015, offering from 793 to 3,250 square feet of prime commercial space for lease. This modern development is designed to accommodate a variety of retail businesses, providing a fresh and inviting environment for tenants and customers alike.

PROPERTY HIGHLIGHTS

- This development offers shell spaces that can be fully customized according to the tenant's need.
- Standard finishes will be completed by the landlord for a turnkey-ready space.
- Strategic Positioning: Located in Houston's 77015 ZIP code, this property benefits from a vibrant community with a population of approximately 58,822 residents, offering a substantial customer base.
- High Traffic Volume: Situated on Federal Rd, the area experiences significant daily traffic, enhancing visibility for retail operations. On the cross streets of Maxey Rd. and Church Rd. alone the daily VPD reaches over 27k.

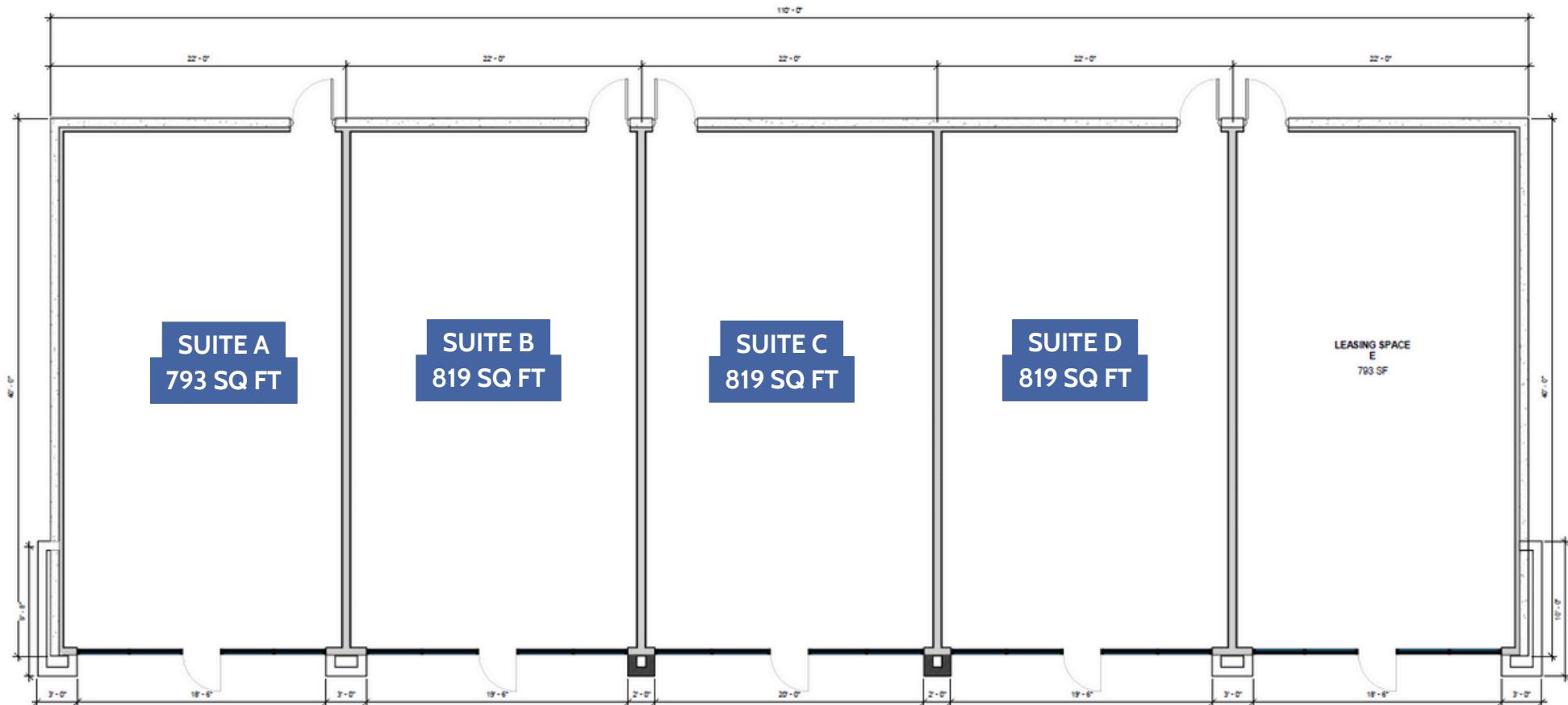
PROPERTY SUMMARY

Lease Price	\$18.00 PSF/Year NNN
Property Type	Retail/ Shopping Center
Number of Bdgs/ Total Bldg Rentable Area	1/ 4,043 SQ Ft
Year Built/Renovated	2024
Lot Size	0.35 Acres
Parking Spaces	23

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INDIVIDUAL AVAILABLE SPACES



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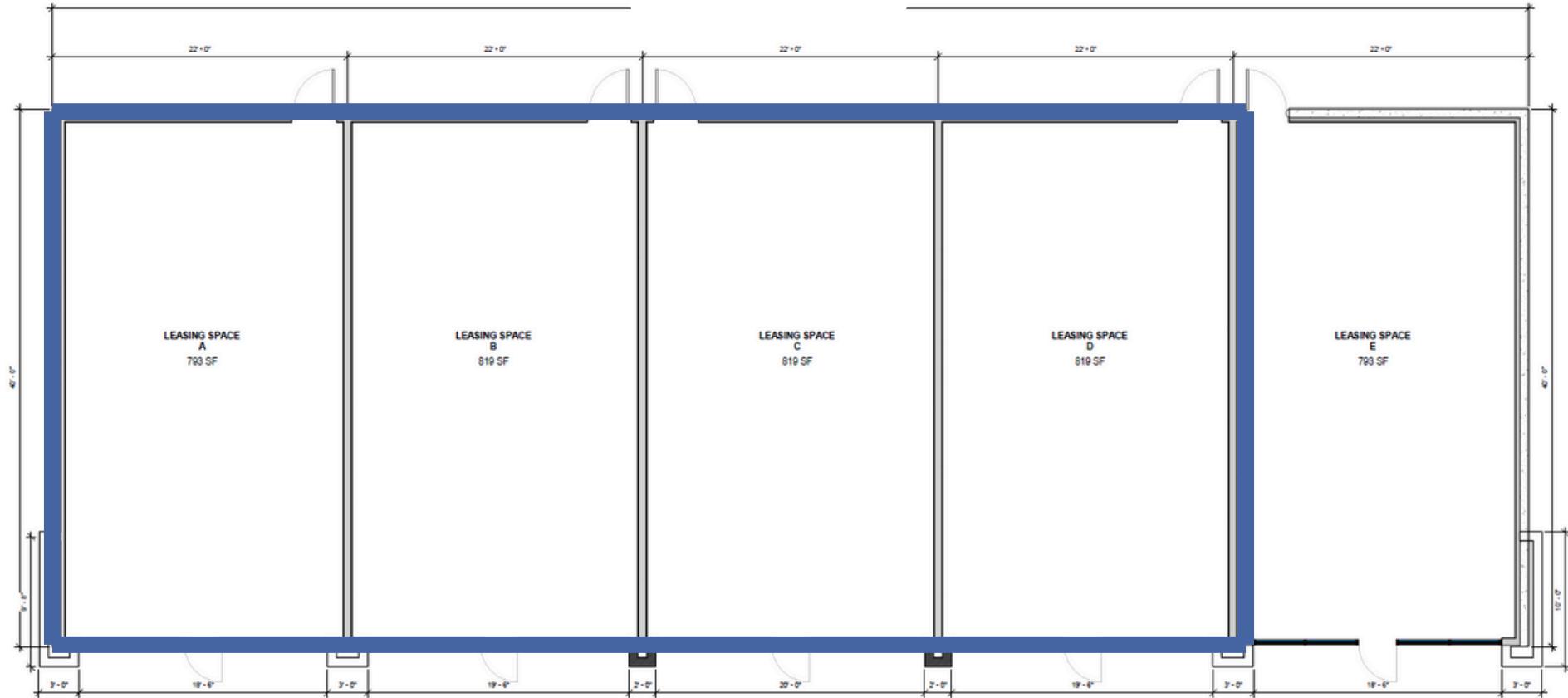
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**CONTIGUOUS AVAILABLE SPACE
SUITES A-D**



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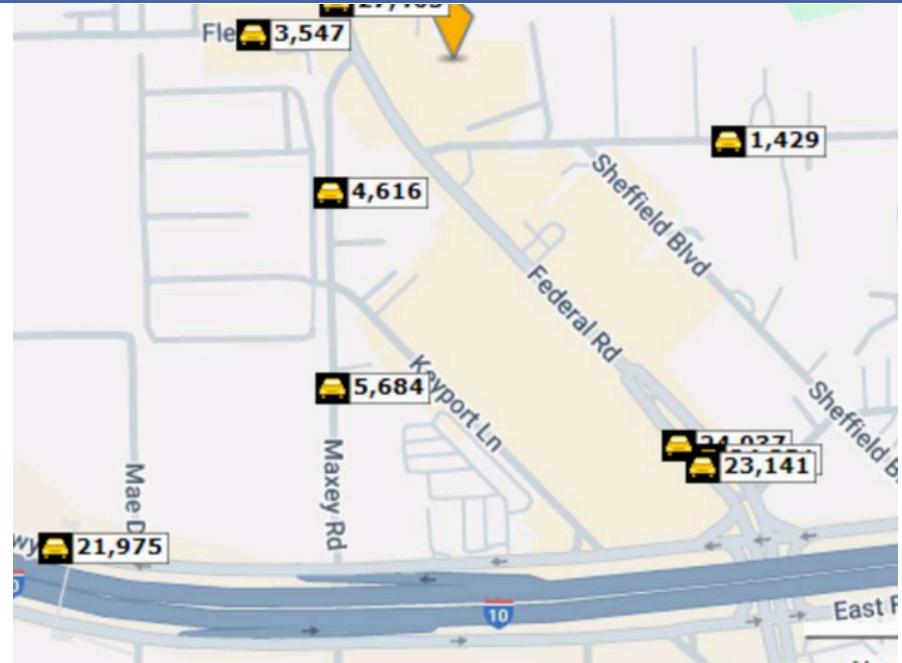
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DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	16,658	173,099	902,047
2024 Estimate	16,234	169,420	878,747
2020 Census	15,836	169,146	853,406
Households			
2029 Projection	5,285	53,715	302,267
2024 Estimate	5,149	52,593	293,936
2020 Census	5,024	52,761	284,333
Avg HH Income	\$53,759	\$62,025	\$67,541
2024 Annual Spending	\$120,646	\$1,400,711	\$7,746,314



TRAFFIC STATISTICS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Maxey Rd	Church Rd - N	27,465	2018	0.04 mi
2 Fleming Dr	Federal Rd - E	3,547	2022	0.09 mi
3 Maxey Rd	Keyport Ln - S	4,616	2022	0.12 mi
4 Greens Bayou St	Roundtree St - W	1,429	2022	0.23 mi
5 Maxey Rd	Keyport Ln - N	5,684	2022	0.24 mi
6 Federal Road	Falcon St - SE	24,037	2022	0.33 mi
7 Federal Rd	Falcon St - SE	23,141	2022	0.35 mi

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