

Retail Space FOR LEASE



Allison Plaza @ 9710 S Kirkwood Rd, Houston, TX 77099

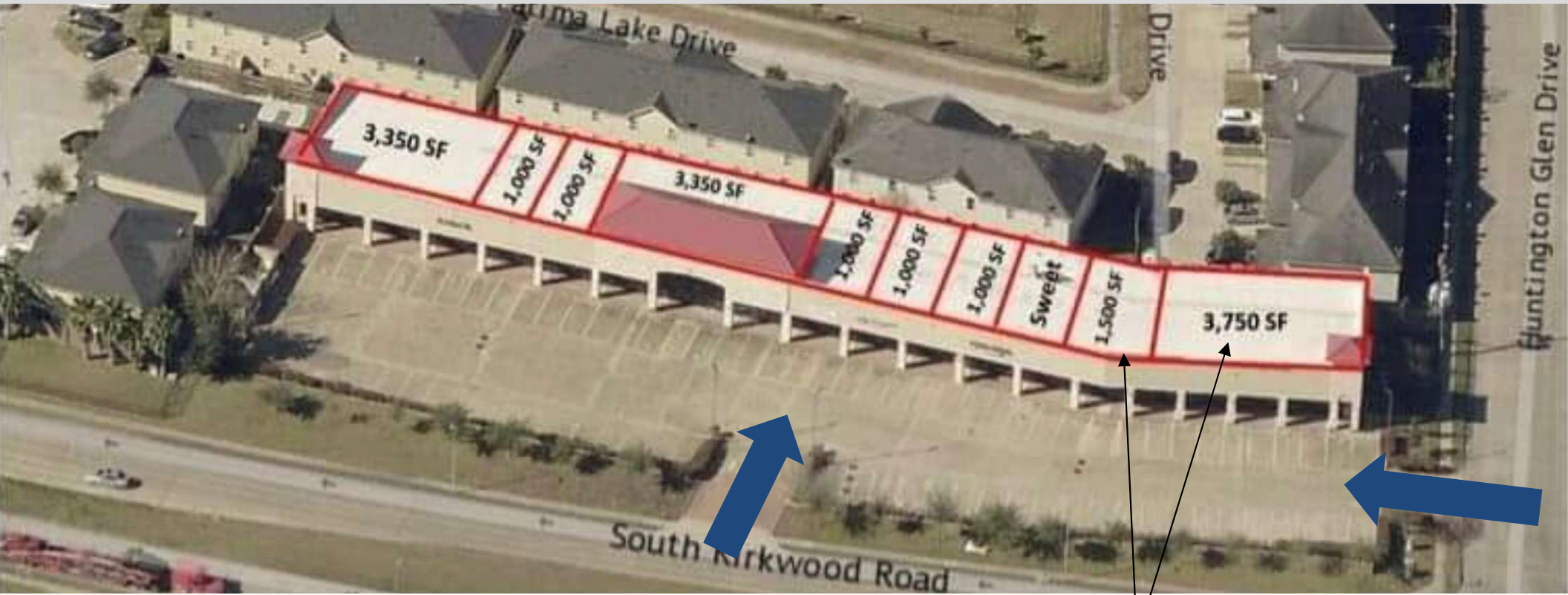
Vivian Dang

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10925 Beechnut St, Suite A-104, Houston, TX 77072

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice, and property is subject to prior lease, sale or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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Features

- Quality construction, 12' ceiling
- Excellent opportunity for retail, medical or professional office, etc.
- Small store (1,500 sf) to large unit (over 3,750 sf) opportunity
- Highly visible location with 2 curb cuts (corner lot)
- Ample parking available
- **HURRY - Only 2 available units remaining: shell condition (1500 sf, 2250 sf, or combined 3750 sf)**

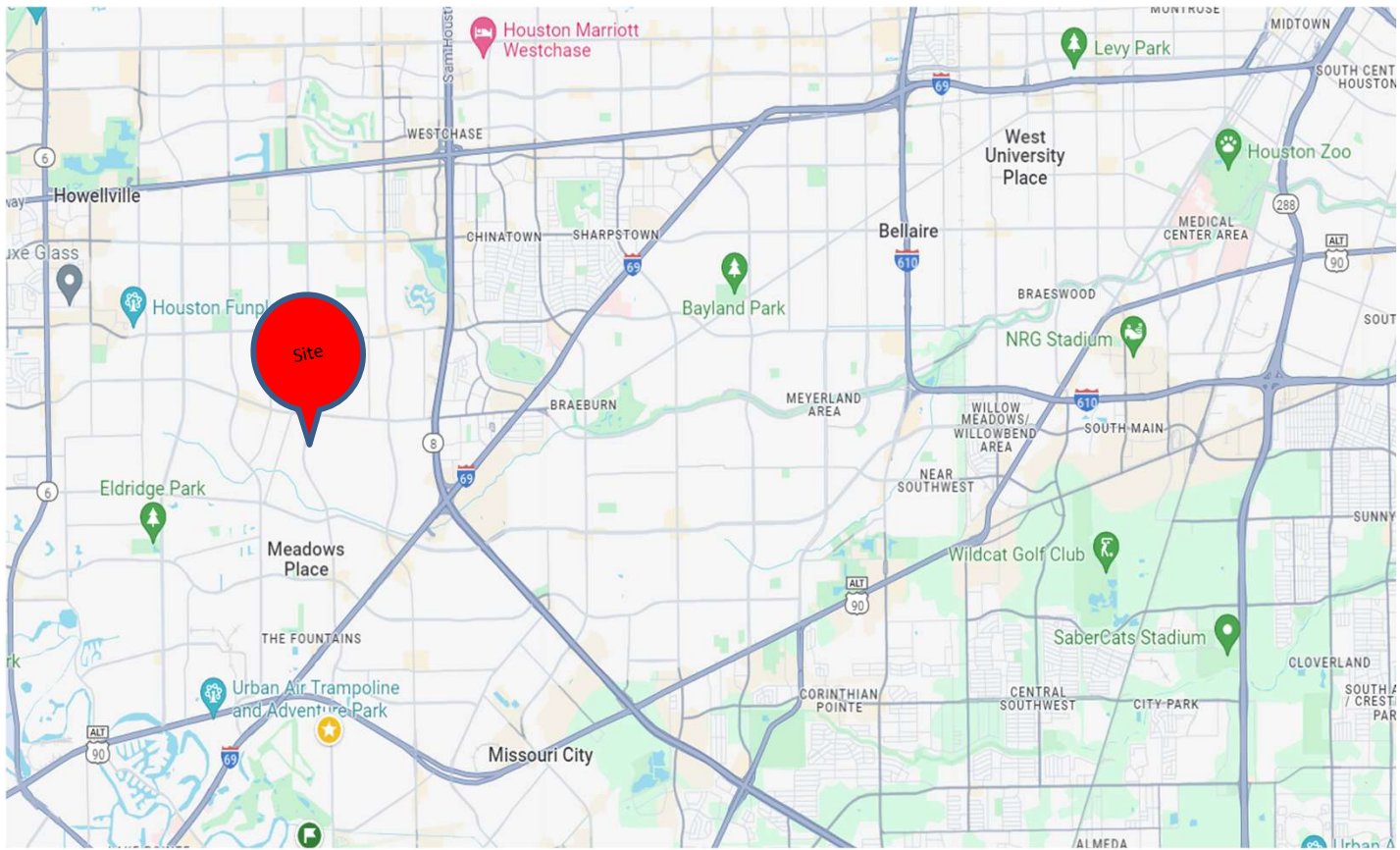
Available now

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- Excellent residential area within the popular International District in Houston, TX
- Surrounded by National, Regional and Local Retailers
- Excellent visibility and signage
- Not flooded during Harvey
- Low gross rent, no CAM or NNN payment.
- Existing tenants: R3 Fuel Fitness, IBOM African Specialty Store, Yum Yam fast food, Ibom restaurant, Sweet Mango Taqueria & Refresqueria, and The Wild Studio.

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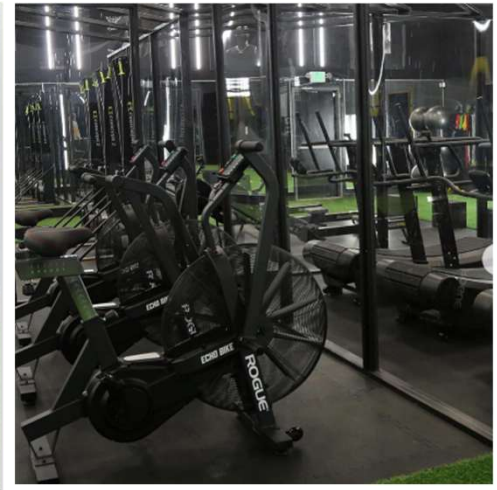
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Current tenant



R3Fuel Fitness - <https://www.r3fuel.com/>



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African Specialty Market, Fast Food Store & Restaurant



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Vallejo Sweet Mango Taqueria & Refresqueria



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The Wild Studio: Wedding Dress - Photography - Video graphy - Makeup

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3,750 SF Available now



2,250 SF right end-cap

3,750 sf - Shell space, DIVISIBLE

Location: right end cap

End cap: 2,250 SF

In-line unit: 1,500 SF

Condition: Shell space

Lease price: Contact agent.

Lease term: 3-5 years



1,500 SF adjacent to 2,250 SF

