

# MAIN STREET PLACE

8505 Main Street | Houston, TX



**1,600 SF  
2nd Generation  
Nail Salon Space  
Available**

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**Read King**  
Commercial Real Estate

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# 2024 DEMOGRAPHICS

## POPULATION

<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
22,815	74,066	139,317

## EST. HOUSING UNITS

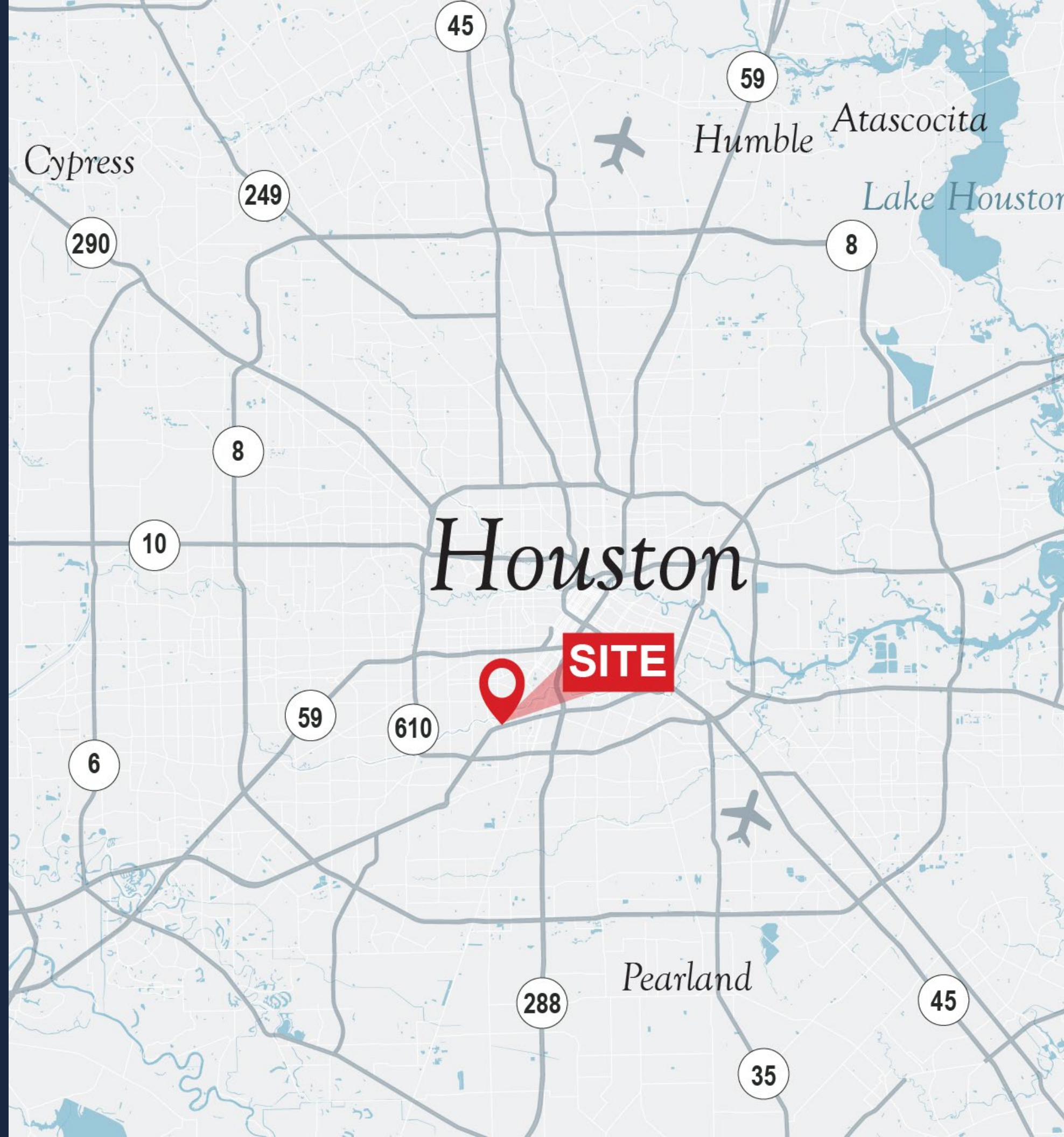
<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
14,949	42,199	73,910

## EST. AVG. HH INCOME

<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
\$100,644	\$130,138	\$147,122

## TOTAL EMPLOYEES

<b>1 Miles</b>	<b>2 Miles</b>	<b>3 Miles</b>
12,433	41,263	75,357





# AREA OVERVIEW

- Conveniently located near Texas Medical Center, NRG Stadium and Loop 610
- Excellent daytime population with over 116,174 employees within a 3 mile radius
- Strong co-tenancy with mix of local, regional, and national tenants
- Excellent monument signage with over 100,000 VPD

## AVAILABLE:

**1,600 SF 2<sup>ND</sup> GEN. NAIL SALON**

## TRAFFIC COUNTS:

Main St & S. Braeswood Blvd	77,379	VPD
Main St & Old Spanish Trail	72,437	VPD
Kirby & Old Spanish Trail	47,481	VPD





# MARKET AERIAL



RICE UNIVERSITY

Hermann Park

**TMC** | TEXAS MEDICAL CENTER

- 1400 Acres of TMC & Member Institution Campuses (Four Core Campuses)
- World's Largest Life Science Eco System
- 21 Hospitals with Eight Specialty Institutions and Eight Academic and Research Institutions
- 120,000+ Employees
- 10 Million Patients Annually

**COMMON BOND**  
*Southwell's*  
HAMBURGER GRILL



THE UNIVERSITY OF TEXAS  
**MD Anderson**  
Cancer Center  
Making Cancer History



Residence INN  
BY HARRIOTT  
The UPS Store  
Capital One  
LIBERTY TRACO

24,492 CPD

22,989 CPD

Kirby Dr

22,989 CPD

Kirby Dr

**SITE**

Kroger



SONIC  
ExtraSpace Storage  
Cash America

STAYBRIDGE  
SUITES

ROSS  
DRESS FOR LESS  
Office DEPOT  
Origin Bank  
Olive Garden  
BIG LOTS!  
Fiesta  
BANK OF AMERICA  
PETS MART

Hertz  
POPEYES

Public Storage



DOLLAR TREE  
Asandas  
DUNKIN'  
FAMILY DOLLAR

NRG CENTER

NRG STADIUM  
HOUSTON ASTRODOME

NRG ARENA

CVS  
pharmacy

Children's  
HERMANN  
PEDIATRICS

Randalls  
WELLS FARGO  
Chick-fil-A  
Panera  
BREAD  
Marble SLAB  
CREAMERY

Total Wine  
& MORE

Bellaire Blvd

W Holcombe Blvd

Holcombe Blvd

N Braeswood Blvd

S Braeswood Blvd

Old Spanish Trl

Stella Link Rd

Buffalo spdwy

S Main St

Greenbriar Dr

Kirby Dr

Fannin St

Main St

S Braeswood Blvd

Cambridge St

Alameda Rd

Holly Hall St

Alameda Rd

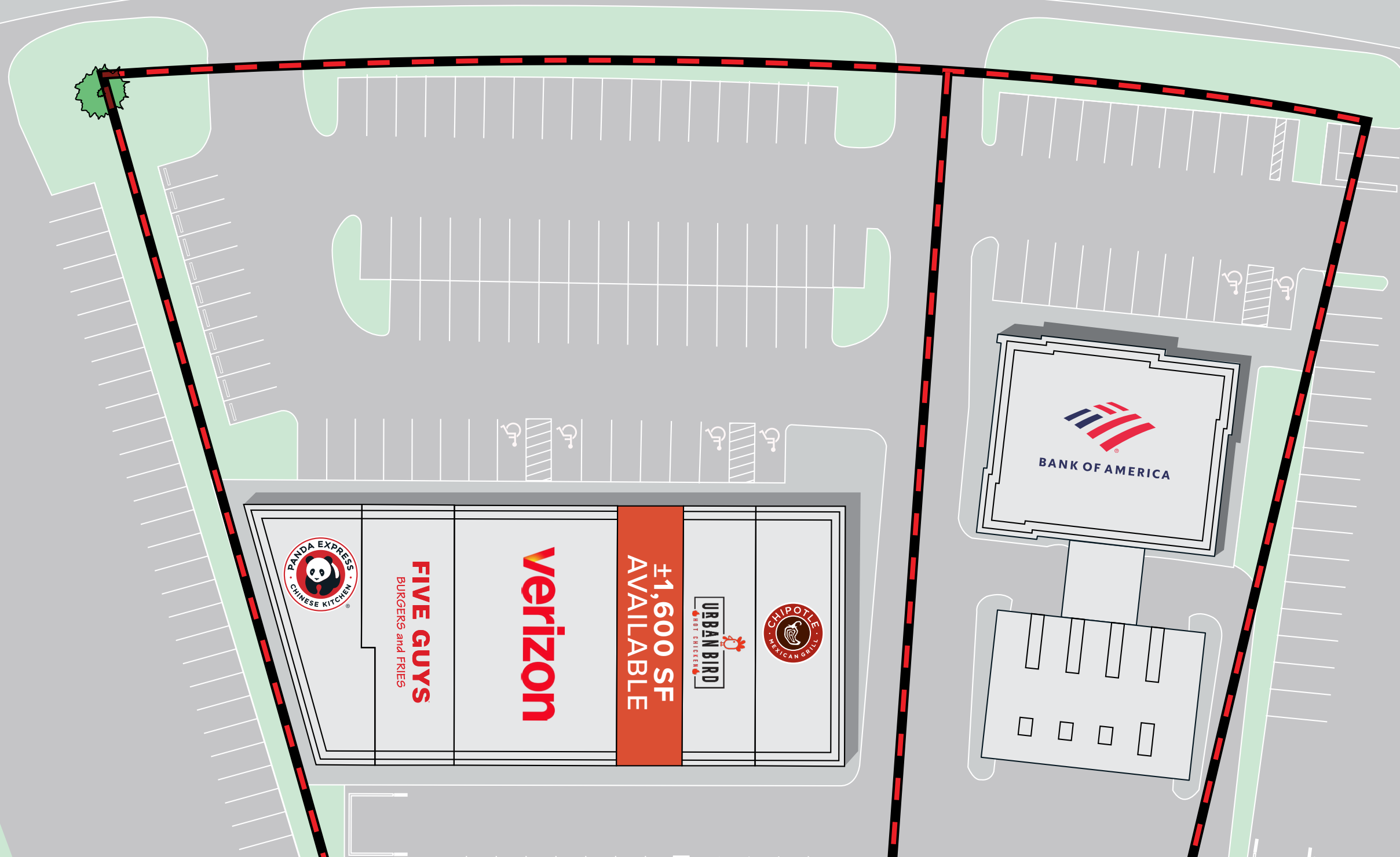
Fannin St



# SITE PLAN

Main St

Old Spanish Trail





## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

## For More Information Contact

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