



Korner Pantry is strategically located inside the 610 Loop just east of Meyerland Plaza at 4520 Beechnut. The property features 12,000 square feet of retail space, offering attractive rental rates for boutique businesses looking for a highly accessible location and dense population base. Korner Pantry is located within walking distance of the affluent Bellaire residential neighborhood, and within minutes of major employment centers, including: the Galleria, Greenway Plaza, the Texas Medical Center and Reliant Park. In addition, there are several mixed-use retail projects in the area, including the 1 million-square-foot Meyerland Plaza, creating a strong retail environment. The property offers flexible space for general retail or restaurant uses, and ample and accessible parking.



**\$173,001**

AVERAGE HOUSEHOLD INCOME  
[ 1 mile radius]



**74,271**

TOTAL NUMBER OF HOUSEHOLDS  
[ 3 mile radius]



**499,114**

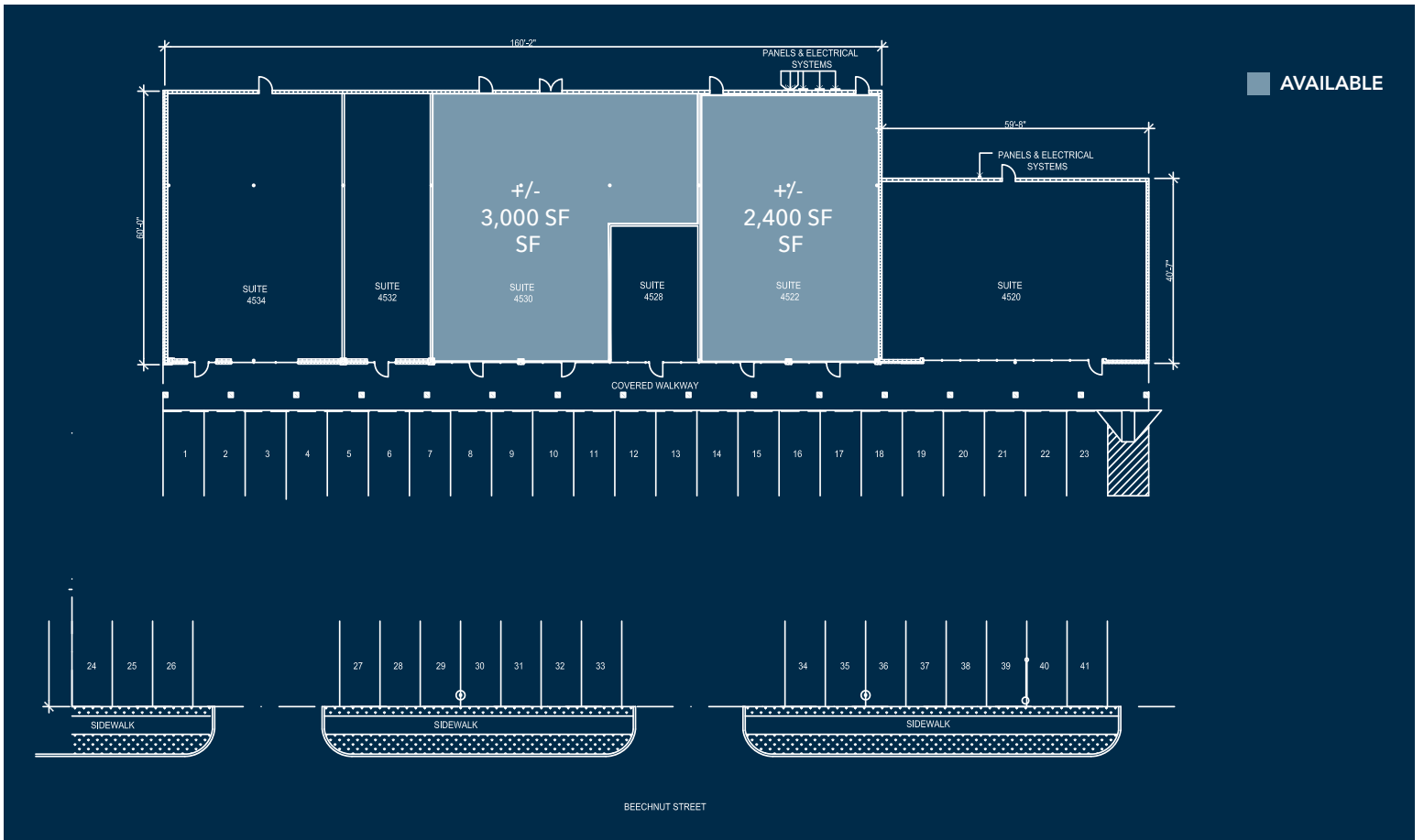
POPULATION  
[ 5 mile radius]



**+21,099**

TRAFFIC COUNTS  
[Beechnut @ Frankway Dr]





**4520 BEECHNUT STREET | HOUSTON, TEXAS 77096**

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