

FOR LEASE



SHOPS AT WEST ROAD

6324 WEST ROAD HOUSTON, TEXAS 77086





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PROPERTY IMAGE

SHOPS AT WEST ROAD



PROPERTY HIGHLIGHTS

- Brand new retail development ideal for a wide variety of lifestyle services, soft goods, and restaurant users
- Property is situated at the lighted hard corner of Highway 249 and West Road on an interconnected property containing national tenants Jiffy Lube, Waffle House, Chase Bank and Sonic
- The property benefits from high visibility and direct frontage on West Road with an average daily traffic count of over 44,000 VPD on Highway 249
- Highway 249 is a main artery connecting downtown Houston to the growing Northwest Houston and Tomball suburbs



AVAILABILITY

2,200 SF



PARKING

31 SPACES



BASE RENT

Suite 400 - \$20.00 PSF

Suite 500 - \$24.00 PSF

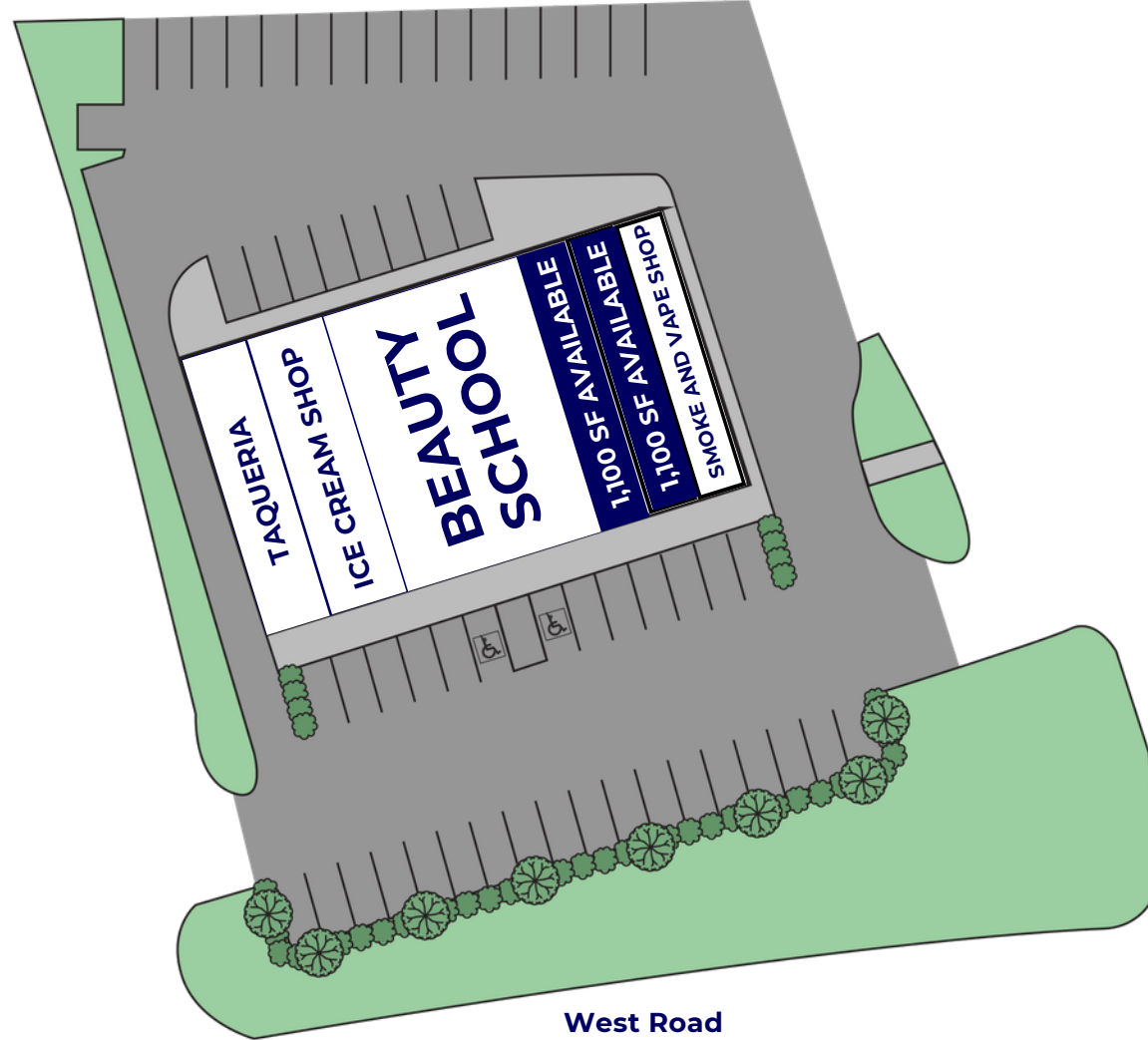


NNN

\$8.00 PSF



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SITE PLAN

FAR AERIAL



249

Fallbrook Drive

Via DrieAnton

SITE

Northwest
Park Place

Walmart
Save money. Live better.



West Road



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Demographics

2023 Total Population	1 mi. - 11,416
	3 mi. - 121,144
	5 mi. - 121,144

2023 Households	1 mi. - \$3,230
	3 mi. - \$34,758
	5 mi. - \$99,505

2028 Total Population	1 mi. - 11,545
	3 mi. - 121,179
	5 mi. - 311,746

2028 Households	1 mi. - \$3,278
	3 mi. - \$34,835
	5 mi. - \$99,617



4,382
Employees



44,997 VPD
Highway 249

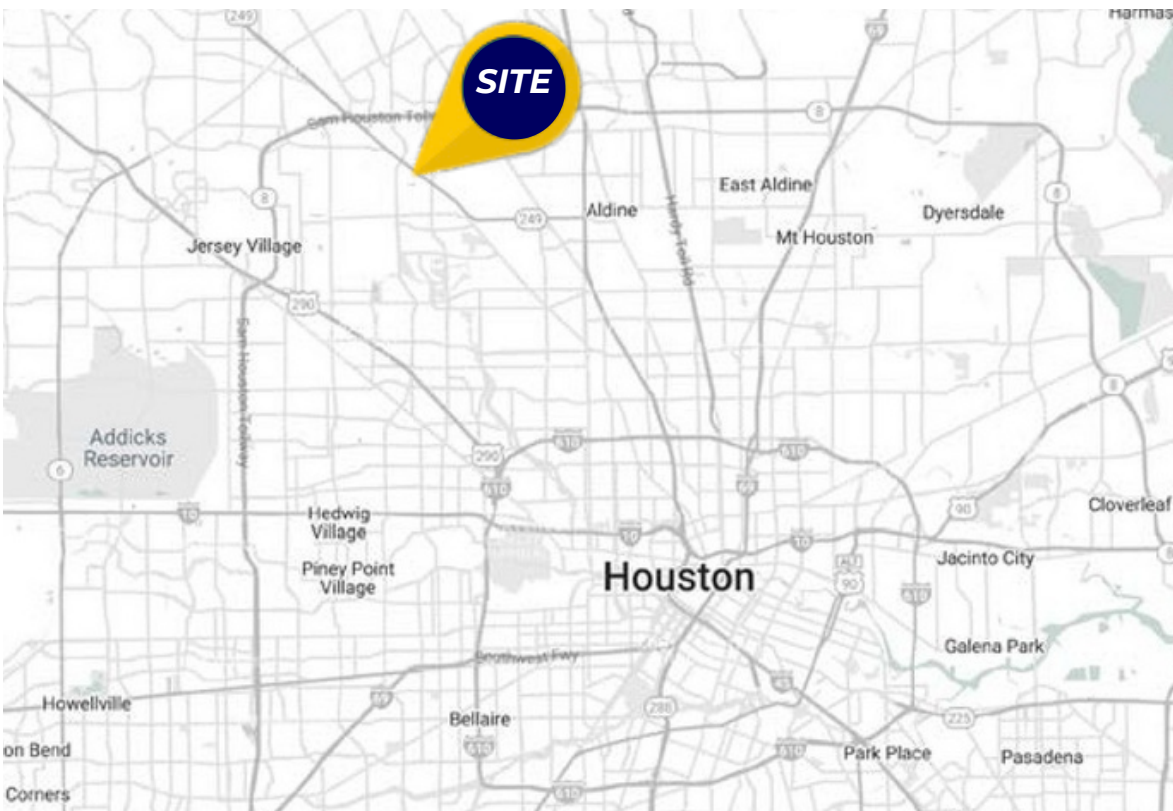


POPULATION
28,995,881
(Texas)

Contact

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