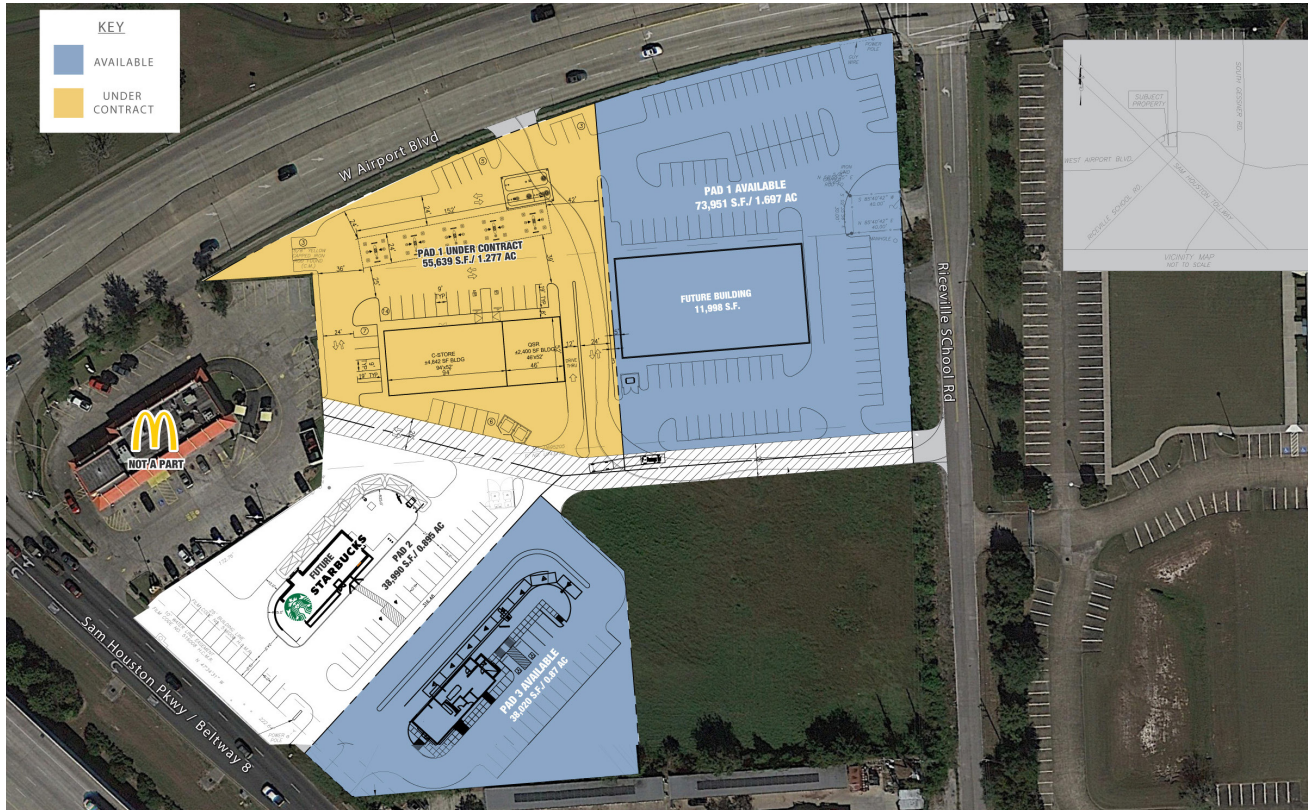


BELTWAY 8 & W. AIRPORT BOULEVARD

HOUSTON, TX | SEQ BELTWAY 8 AND W. AIRPORT BOULEVARD



AVAILABILITY:
 PAD 1 0.87 ACRES
 MULTI-TENANT BLDG. | 11,998 SF

FOR LEASE: PLEASE CALL FOR INFORMATION

AREA RETAILERS:



TRAFFIC GENERATORS:

Industrial | Distribution
 25.0MM SF within 3 mile radius



Join Starbucks at the intersection of Beltway 8 and W. Airport Boulevard! This underserved trade area has a high daytime population with 25MM SF of industrial and distribution facilities in the immediate area. Featuring great access and visibility off of both thoroughfares, one pad site opportunity remains along with a multi-tenant building with drive-thru.

DEMOGRAPHICS:

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| 2020 Population | 14,882 | 145,249 | 423,690 |
| 2020 Daytime Population | 11,518 | 145,419 | 413,365 |
| 2020 Total Households | 5,081 | 51,767 | 145,123 |
| 2020 Average HH Income | \$76,909 | \$58,316 | \$70,708 |

TRAFFIC COUNTS:

Beltway 8: 146,638 VPD
 W. Airport Blvd: 19,645 VPD



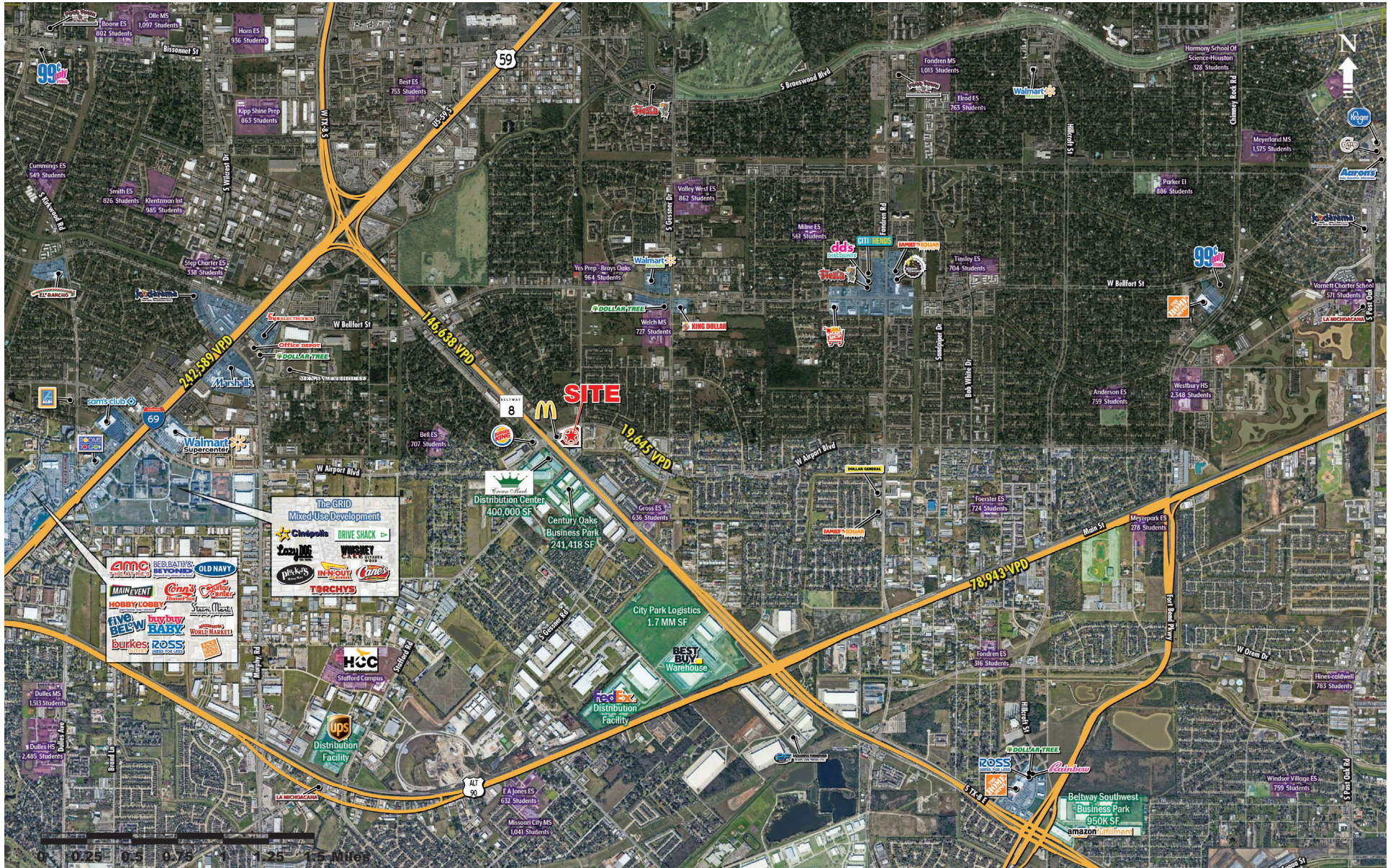
FOR MORE INFORMATION, PLEASE CONTACT:

RYAN CHANDLER
 713.547.5595
 rchandler@theretailconnection.net

STEPHEN TOU
 713.547.5599
 stou@theretailconnection.net

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THE **retail** CONNECTION

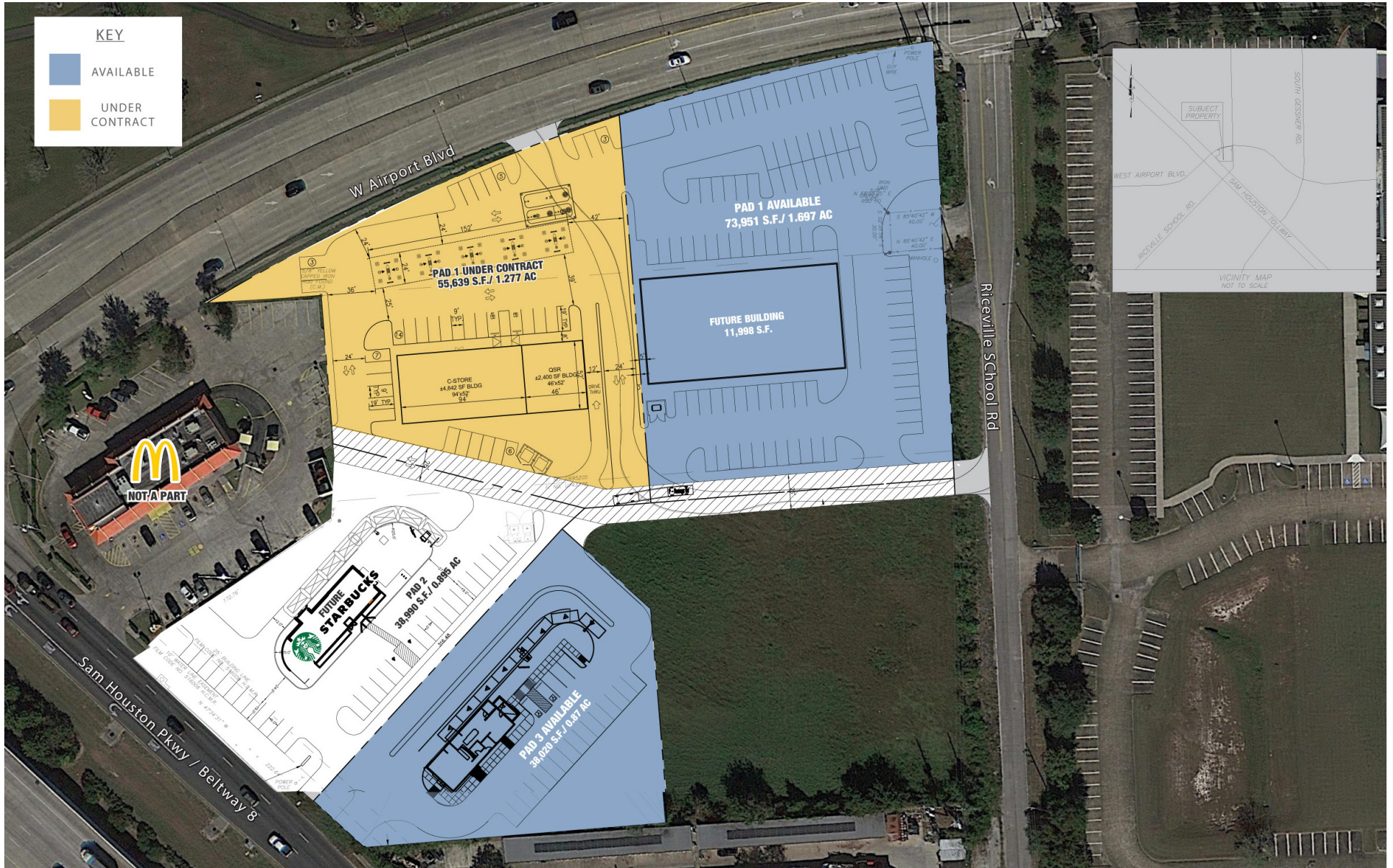
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