

**5003 HIGHWAY 6 NORTH  
RETAIL CENTER**

**At Keith Harrow Blvd  
Harris County, TX 77084  
(Northwest Suburban Houston)**

**2,520 SF RETAIL  
FOR LEASE  
REDUCED RENT!**

**RENT REDUCED TO  
\$15.00/SF + \$7.00 NNN**

**5003 HWY 6 N RETAIL CENTER**



**+ START-UP  
FREE RENT**

- 11,600 SF CENTER
- 2,520 SF SUITE AVAILABLE  
+ OPEN CONCEPT WITH STORAGE
- HIGH-VOLUME PARKING -  
8 SPACES PER 1,000 SF
- HIGH TRAFFIC COUNTS – 60,000 VPD
- MULTIPLE DRIVE ACCESS AND CROSS  
ACCESS TO KEITH HARROW
- TRAFFIC LIGHT AT CORNER; LEFT TURN
- ADJACENT TO HIGH VOLUME DENNY'S  
AND WALGREENS



**Exclusively Listed By**

**BOB MEEK**  
Sperry Van Ness/  
Meek & Associates  
281-794-4180 - Cell  
bob.meek@svn.com

**MARTY MCADAMS**  
MCADAMS ASSOCIATES  
832-483-7393 – Cell  
martymcadams@aol.com

**5003 HIGHWAY 6 NORTH CENTER (AT KEITH HARROW) HARRIS COUNTY**



- 11,600 SF CENTER
- 2,520 SF PRIME SUITE
- OPEN CONCEPT RETAIL SUITE (Former Radio Shack Store)
- LARGE STORE ROOM
- SECURITY SCREENS INSIDE
- HIGH VOLUME MOVIE EXCHANGE NEXT DOOR
- ACTIVE SUBWAY STORE IN CENTER
- HIGH-VOLUME PARKING - 8 SPACES PER 1,000 SF
- HIGH TRAFFIC COUNTS – 60,000 VPD ON HWY 6



# 5003 HIGHWAY 6 NORTH CENTER – HIGH DENSITY POPULATION



- VERY LARGE POPULATION NEARBY
- OVER 95,000 PEOPLE- 3 MILES
- SOLID, INCOMES + \$91,735 - 3 MILES
- JOB CENTERS ALONG HWY 6 AND AT I-10
- HWY 6 IS PRIME THOROUGHFARE FOR NORTH – SOUTH COMMUTERS & RESIDENTS
- HIGH, 60,000 VPD TRAFFIC COUNTS ON HWY 6
- HWY 6 & KEITH HARROW IS MAJOR RETAIL INTERSECTION & TRAFFIC LIGHT

| RADIUS FROM CENTER      | 1-Mile   | 3-Mile   | 5-Mile   |
|-------------------------|----------|----------|----------|
| 2014 Population         | 32,321   | 95,279   | 253,392  |
| 2014 Households         | 10,643   | 30,588   | 82,102   |
| 2000 – 2010 Pop. Growth | 51%      | 28%      | 69%      |
| 2010 – 2014 Pop. Growth | 7%       | 7%       | 7%       |
| 2009 Avg. HH Income     | \$80,274 | \$91,735 | \$98,563 |
| 2009 Med. HH Income     | \$63,353 | \$73,086 | \$77,472 |



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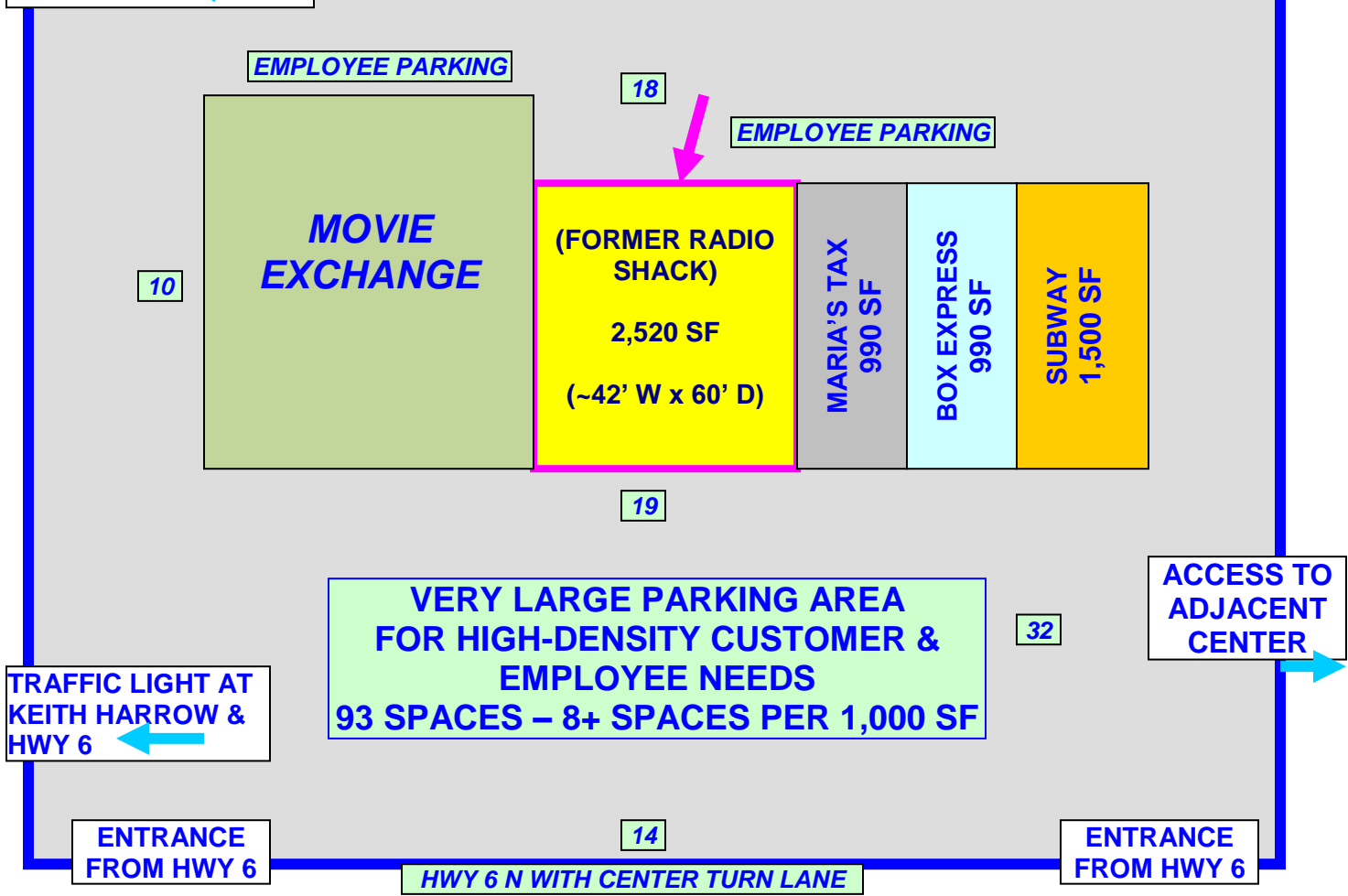
**+ START-UP FREE RENT**

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# 5003 HIGHWAY 6 NORTH CENTER – SITE PLAN

MULTIPLE ACCESS DRIVES TO DENNY'S, WALGREENS & KEITH HARROW ←

APPROXIMATE SIZES NOT TO SCALE



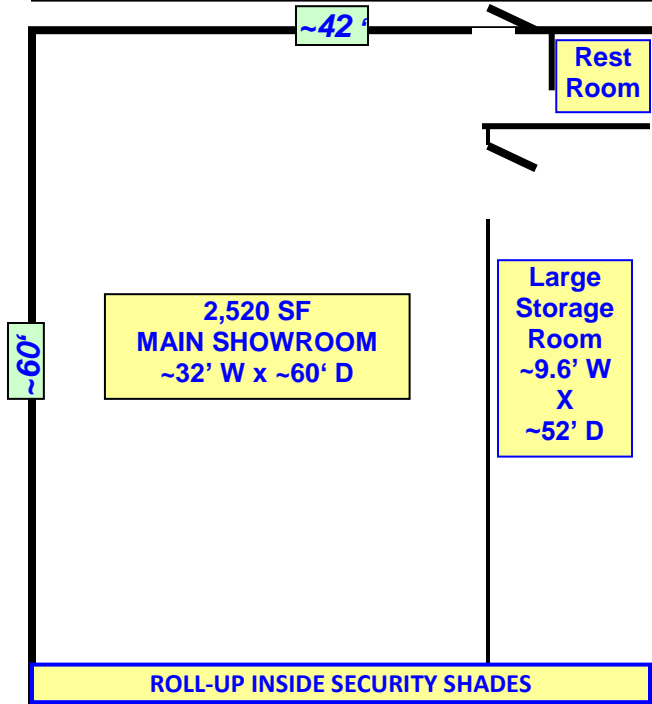
~ 60,000 VPD

ADJACENT, HIGH-TRAFFIC DENNY'S & WALGREENS

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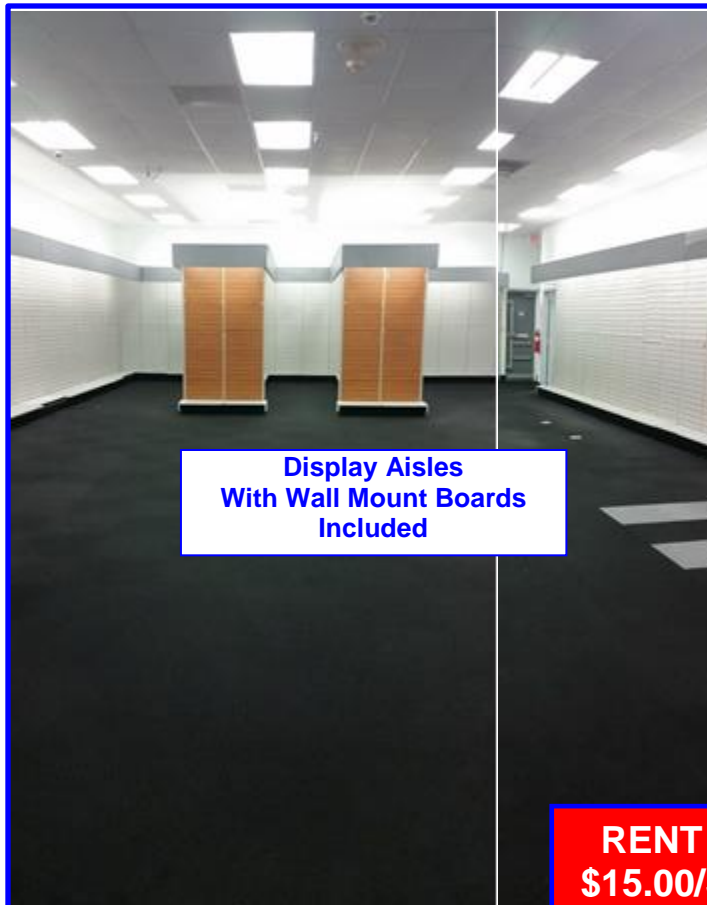
## 2,520 SF SUITE (FORMER RADIO SHACK) FLOOR PLAN SKETCH



**RADIO SHACK HAS RECENTLY VACATED THIS SUITE.**

**FIXTURES & SECURITY BLINDS SHOWN WILL REMAIN FOR TENANT'S USE AT NO COST.**

APPROXIMATE SIZES & NOT TO SCALE



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**+ START-UP  
FREE RENT**

## 5003 HIGHWAY 6 CENTER – NOTICE

**NOTICE:** The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness. References to sizes, age, rentable areas and land areas are approximate and are for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

The property is subject to prior leasing, price change or removal from the market. 2015

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