

5600 YALE STREET

FOR SALE:
RETAIL OPPORTUNITY
ON BUSY YALE STREET



 YALE ST

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5600 EXECUTIVE SUMMARY

Located at **5600 Yale St in Houston, Texas**, this neighborhood retail center presents an excellent opportunity for investors or owner-users seeking a high-visibility commercial property in one of North Houston's active retail corridors. The property sits on a **corner lot with strong frontage along Yale Street and Hamilton Street**, providing exceptional visibility and accessibility for tenants and customers.

The center contains approximately **6,024 square feet of retail space situated on approximately 0.93 acres**, with multiple suites that accommodate a variety of retail, office, or service-oriented tenants. The property benefits from **steady daily traffic, strong surrounding residential density, and convenient access to major thoroughfares including I-45, Loop 610, and the Hardy Toll Road**, making it an attractive location for neighborhood-serving businesses.

Originally built in **1965 and recently renovated**, the property offers flexible suite configurations, ample on-site parking, and prominent signage opportunities along Yale Street. With consistent commercial activity and population growth in the surrounding area, the center provides investors the opportunity to capitalize on leasing demand and long-term appreciation.

This property is ideal for **retail, restaurant, office, medical, or service tenants** looking for strong street exposure in a growing Houston corridor.

For pricing, investment package, or to schedule a private tour, contact:

Aimee Namakarn | 832.725.2294





ADDRESS:

5600 YALE STREET
HOUSTON, TX 77076



PRICE:

CALL BROKER



PARKING:

ON-SITE



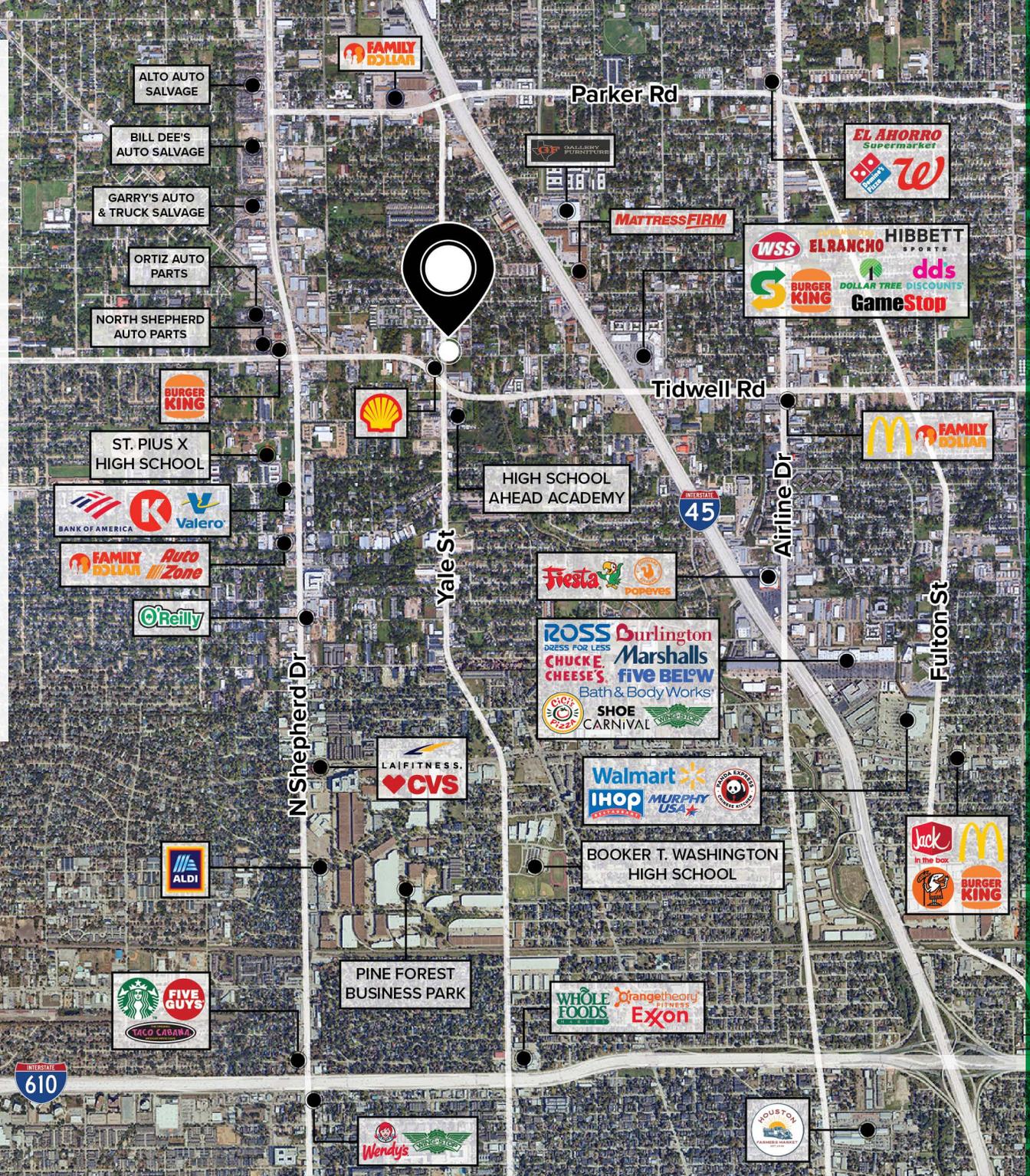
LOT SIZE:

~0.93 AC



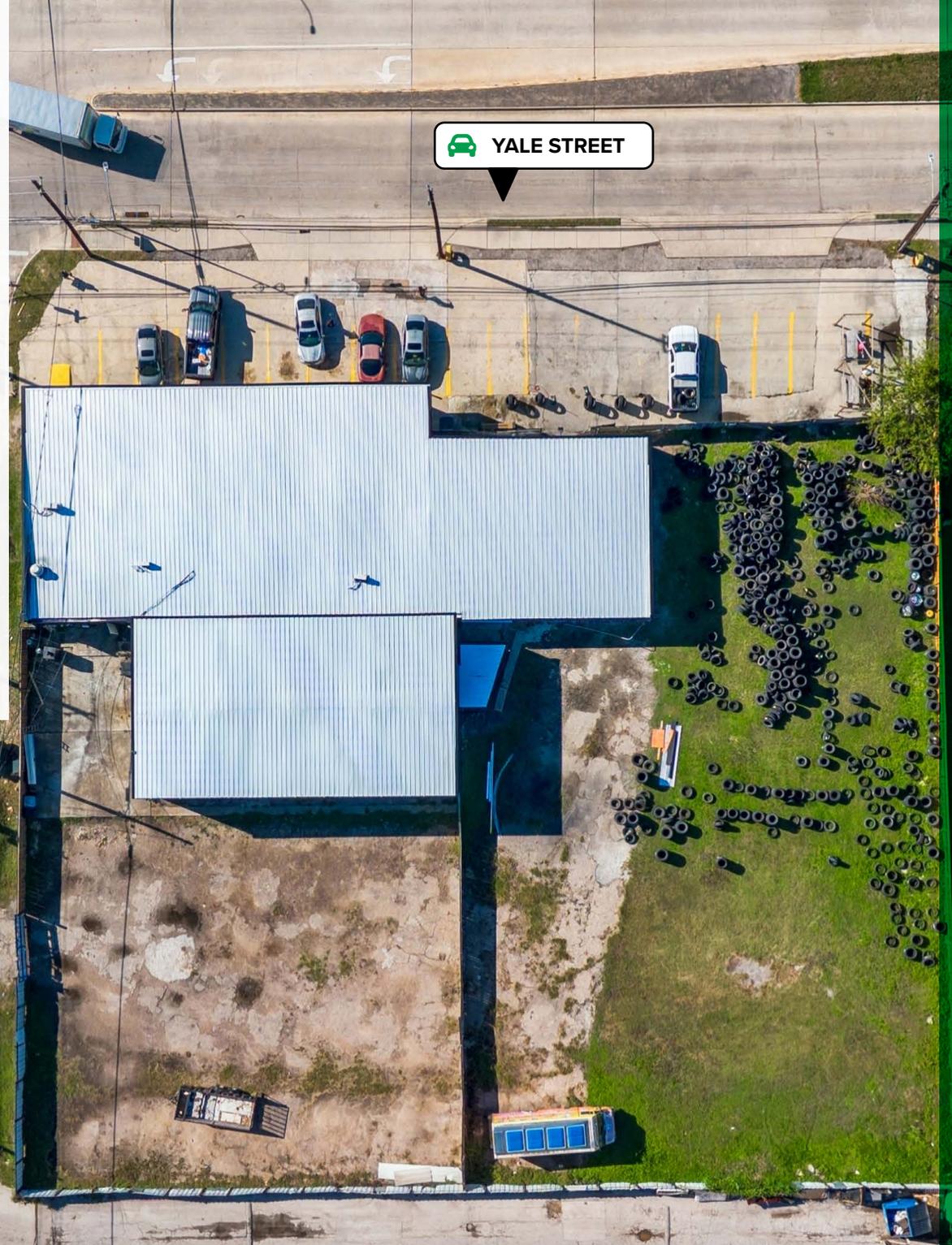
BUILDING SIZE:

~6,024 SF



INVESTMENT HIGHLIGHTS

- **Prime Highway Access:** Quick connectivity to I-45, I-610, and Hardy Toll Road for easy regional reach.
- **Major Thoroughfare Frontage:** Strong visibility along Yale Street with steady daily traffic and nearby bus routes.
- **Flexible for Diverse Users:** Multiple suite options (some with yard access) support retail, service, office, and specialty concepts.
- **Convenient Customer Access:** Multiple access points and onsite parking enhance ease of entry for tenants and visitors.
- **High-Demand North Houston Corridor:** Located in a growing 77076 trade area with strong neighborhood density and consistent consumer activity.

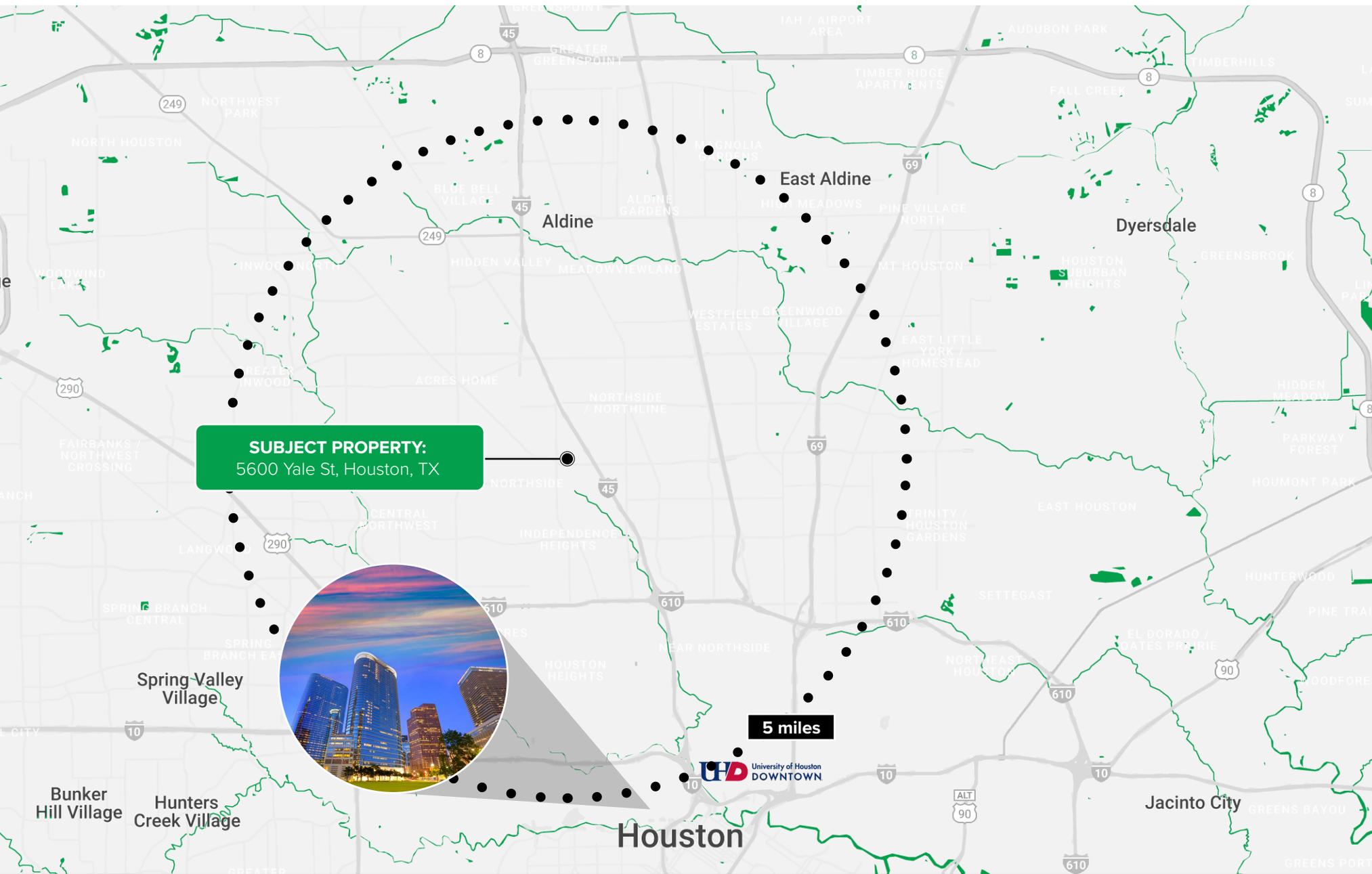


5600

PROPERTY PHOTOS



5600



FOR SALE – RETAIL OPPORTUNITY ON BUSY YALE STREET

5600

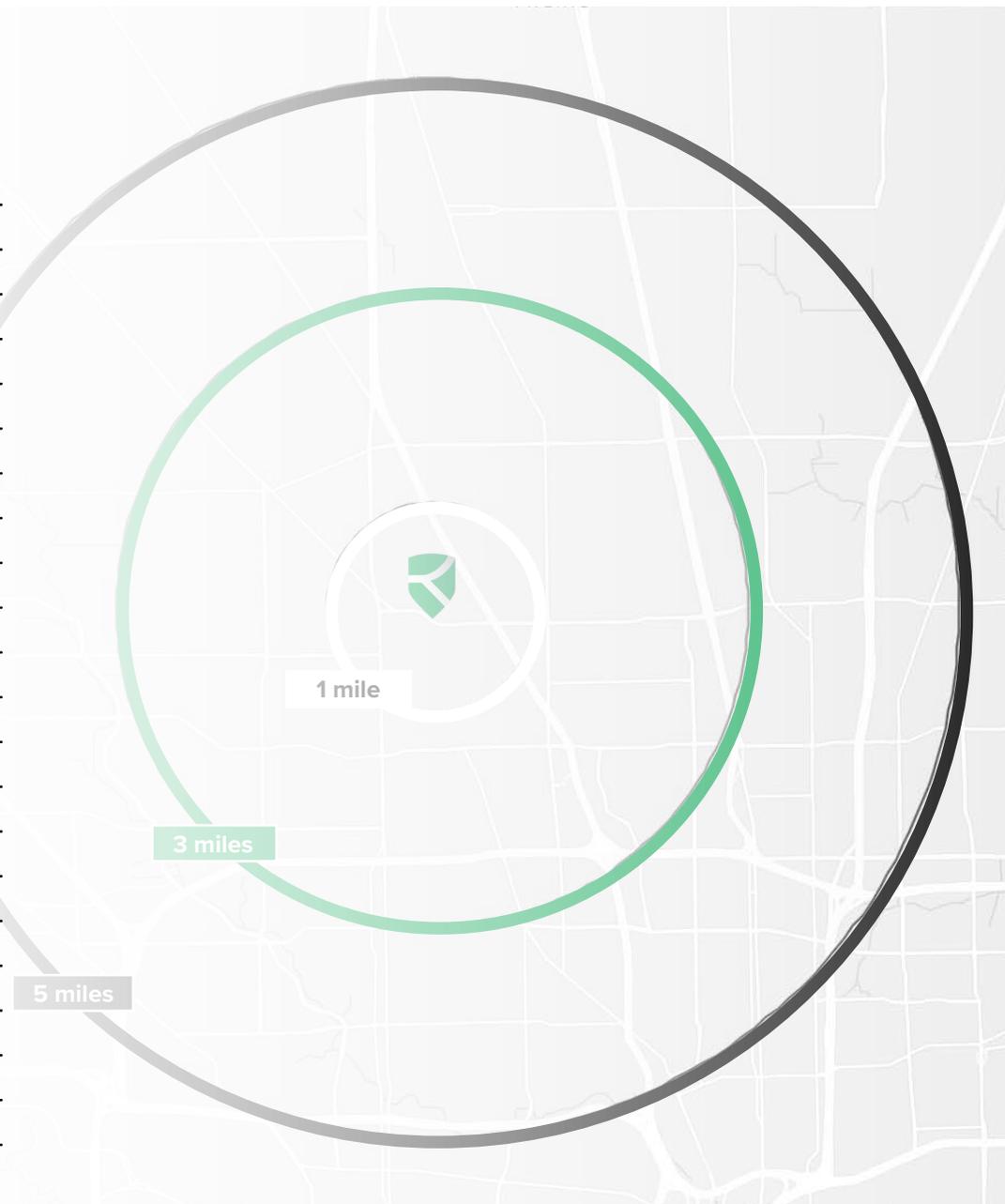
\$113,970 average household income within 5 miles

Population within 5 miles total **362,367**

DEMOGRAPHIC DATA

2025 Summary	1 Mile	3 Miles	5 Miles
Population	17,056	134,430	362,367
Households	6,312	48,922	136,596
Families	3,917	32,193	85,767
Average Household Size	2.68	2.74	2.64
Owner Occupied Housing Units	2,857	28,212	73,338
Renter Occupied Housing Units	3,455	20,710	63,258
Median Age	35.4	35.9	35.4
Median Household Income	\$42,387	\$64,135	\$67,139
Average Household Income	\$61,029	\$107,798	\$113,970

2030 Summary	1 Mile	3 Miles	5 Miles
Population	17,738	140,131	373,298
Households	6,739	52,338	144,467
Families	4,135	34,025	89,494
Average Household Size	2.61	2.67	2.57
Owner Occupied Housing Units	3,250	30,521	78,894
Renter Occupied Housing Units	3,488	21,817	65,573
Median Age	37.1	37.2	36.4
Median Household Income	\$51,007	\$72,030	\$76,342
Average Household Income	\$67,659	\$118,689	\$124,905



PRESENTED BY

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