

8,500 SF 2nd Generation Restaurant Space For Lease

12895 Gulf Freeway
Houston, TX 77034



SITE



BELTWAY 8 / SAM HOUSTON TOLLWAY | 96,933 VPD

GULF FREEWAY / I-45 | 166,937 VPD



HOBBY/AIRPORT
(HOU)

ALMEDA CROSSING



ALMEDA MALL



FUQUA ST

12895 Gulf Freeway

GULF FREEWAY / I-45 | 146,023 VPD

SITE DETAILS



8,500 SF 2nd Generation Restaurant



250 surface parking spaces



Direct freeway visibility



Multiple access points



Situated amongst national restaurant groups



Signage opportunity



Contact broker for more info







AREA HIGHLIGHTS

ACTIVE DISPOSAL
INCOME - **\$92,440**
AVERAGE HOUSEHOLD
INCOME WITHIN A
5-MILE RADIUS

265,097 HOUSEHOLDS
WITHIN A **5 MILE**
RADIUS OF PROPERTY

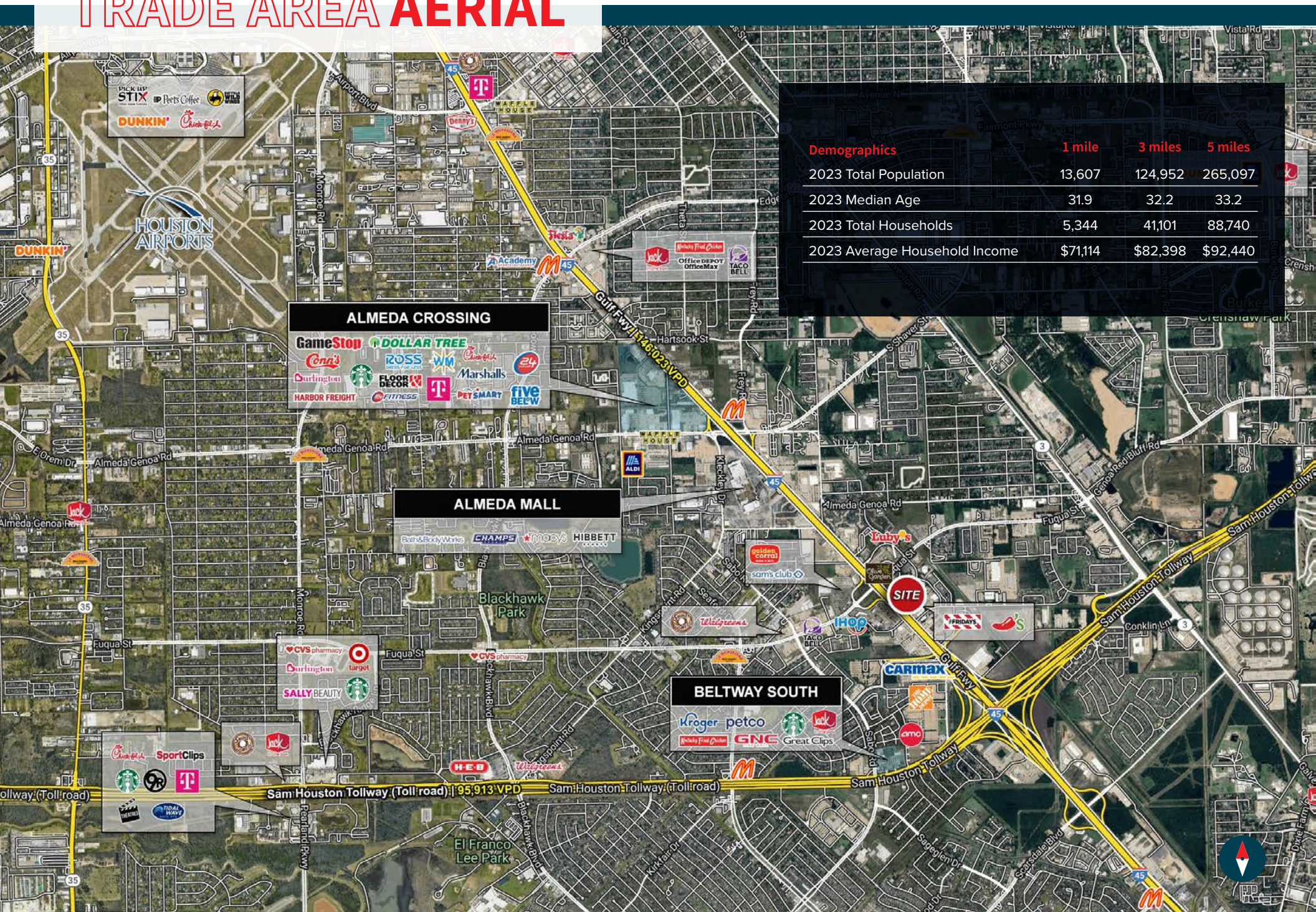
HIGH TRAFFIC AREA - NEAR
THE INTERSECTION OF I-45
(**166,937 VPD**) AND BELTWAY
8 (**96,933 VPD**)

LOCATED RIGHT OFF EXIT
RAMP - MULTIPLE POINTS
OF INGRESS/EGRESS

JUST **10 MINUTES**
FROM HOBBY AIRPORT
& **20 MINUTES**
FROM DOWNTOWN
HOUSTON



TRADE AREA AERIAL



Demographics	1 mile	3 miles	5 miles
2023 Total Population	13,607	124,952	265,097
2023 Median Age	31.9	32.2	33.2
2023 Total Households	5,344	41,101	88,740
2023 Average Household Income	\$71,114	\$82,398	\$92,440

ALMEDA CROSSING

GameStop DOLLAR TREE
 Cona's ROSS WIM
 Burlington Starbucks FLOOR DECOR
 HARBOR FREIGHT FITNESS PET SMART five BEEW

ALMEDA MALL

Bath & Body Works CHAMPS moys HIBBETT

CVS pharmacy Target
 Burlington SALLY BEAUTY Starbucks

BELTWAY SOUTH

Kroger petco Starbucks Jack
 Waffle House GNC Great Clips

SITE

FRIDAYS 7-Eleven
 CARMAX

Chick-fil-A SportClips
 Starbucks T
 TIDAL WAVES

Sam Houston Tollway (Toll road) | 95,913 VPD



CONTACT

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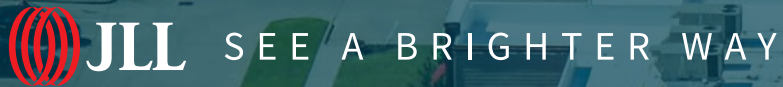
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