

RETAIL

For Lease



FARID CHATUR

(832) 685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

UNITS

Unit A SQFT 1202
Unit B SQFT 1238
Unit C SQFT 1238
Unit F SQFT 1238
Unit G SQFT 1203

RENT

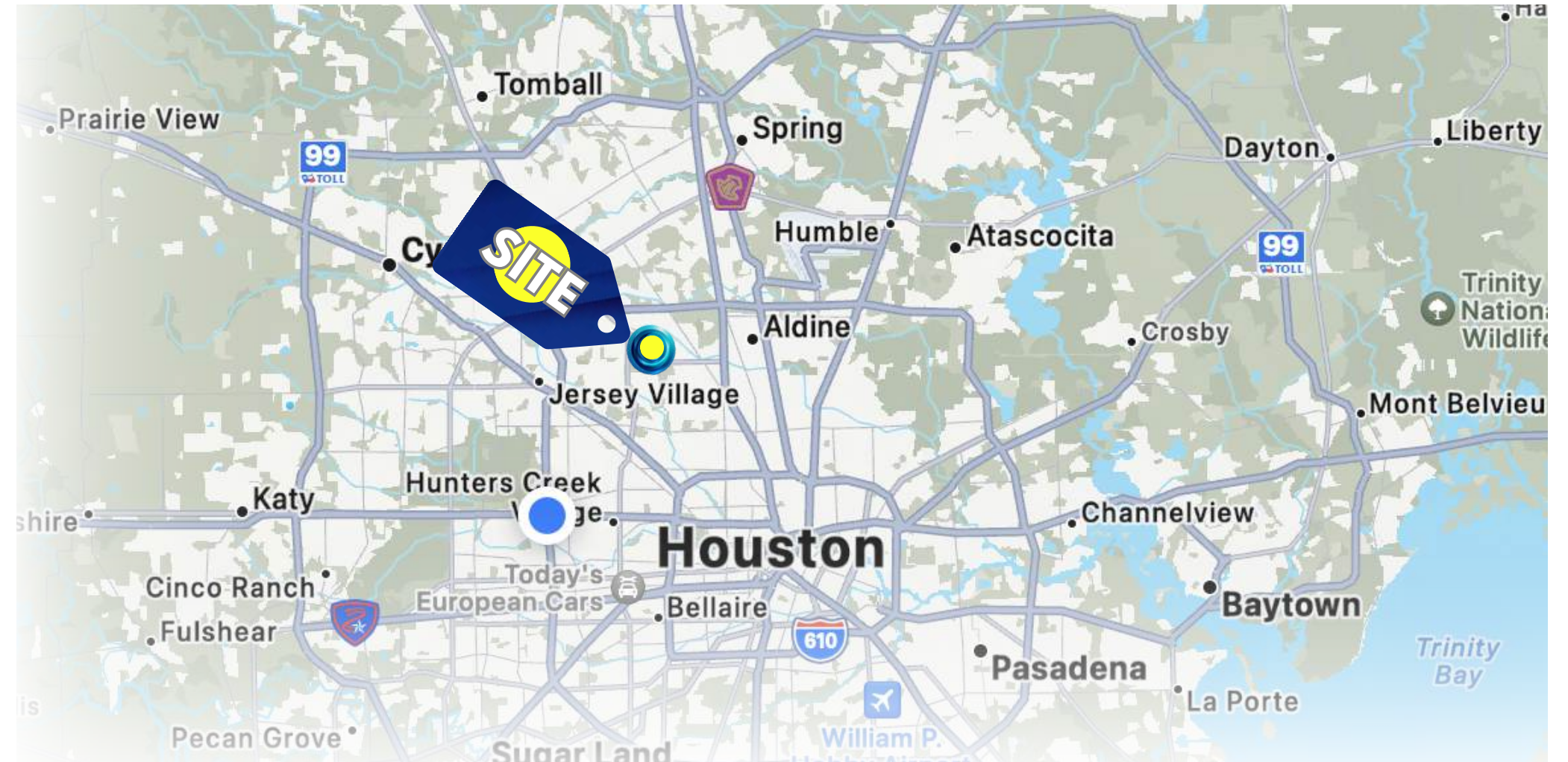
\$3,000.00
\$3,000.00
\$3,000.00
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\$3,000.00

HIGHLIGHTS

- Suites A, B, C, F, & G are available.
- ±1,202-1,238 SF in white box condition.
- 57'10" Deep.
- Part of the Fuel Depot convenience store.
- Located at W Montgomery Rd and Ellington St.
- Ready for immediate occupancy.

TRAFFIC COUNTS

W Montgomery Rd. 12,836 VPD



DEMOGRAPHICS

	1 mile	3 mile
Population	13,391	118,490
Median HH Income	\$42,270	\$41,578
Population Growth '23-'28	↑ 1.60%	↑ 1.77%



Garden City Dr.

W Montgomery Rd.



249

Sam Houston Tollway

8



WAL*MART SUPERCENTER
Kroger
ALDI
WHATABURGER
Chick-fil-A



Chick-fil-A
THE HOME DEPOT
PAPPAS Seafood House
MAMBO SEAFOOD
amazon
ROSS



Denny's
Fiesta
Joe's SMART SHOP
MAMBO SEAFOOD
Chick-fil-A
McDonald's
Jack in the box

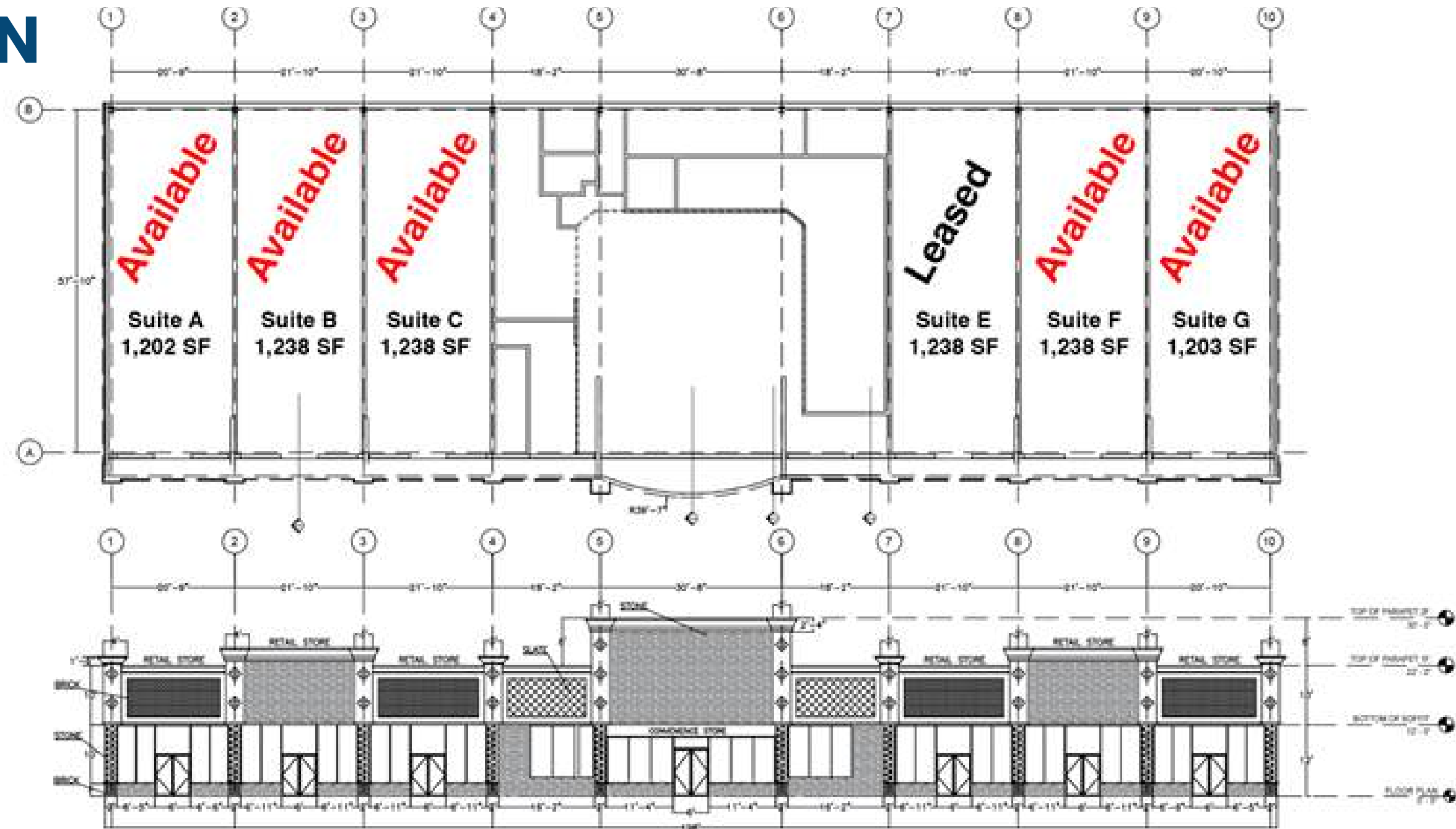


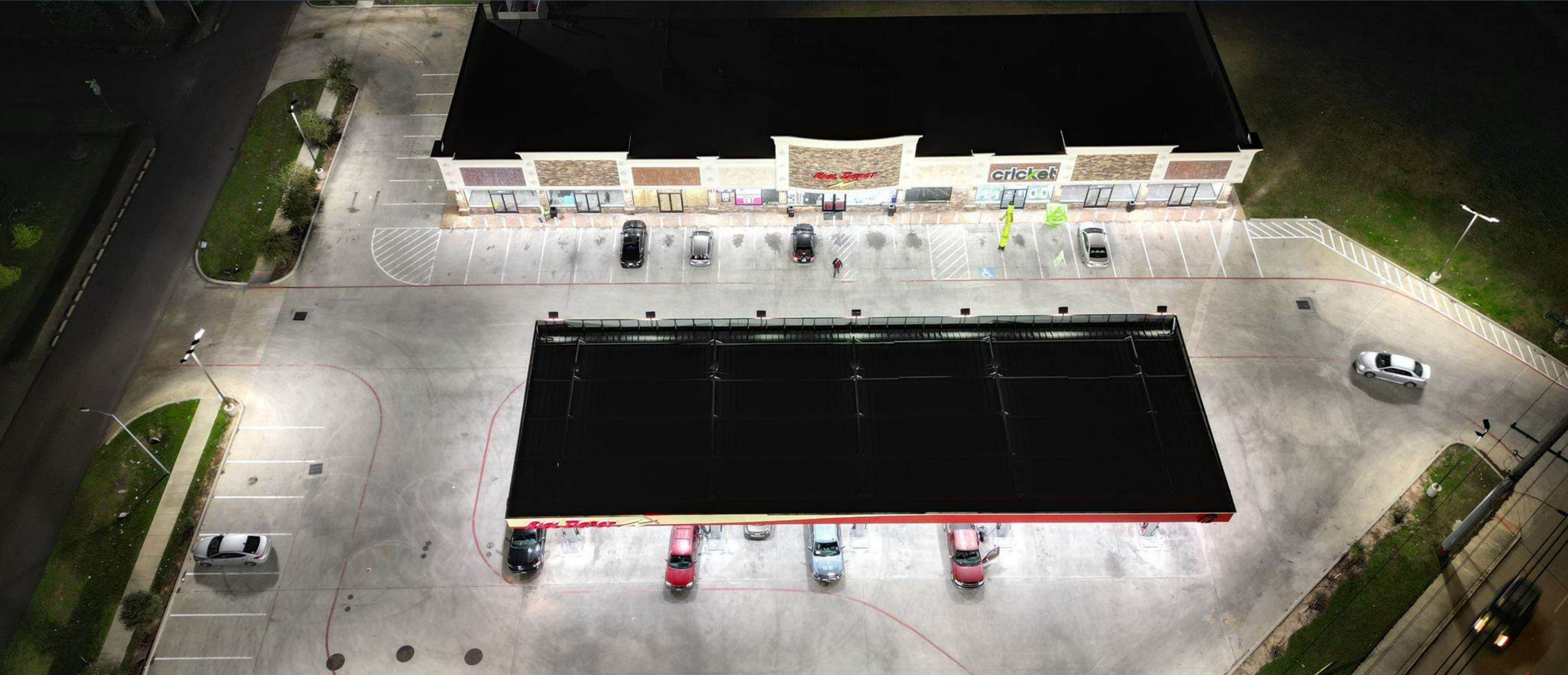
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WAL*MART SUPERCENTER
TARGET
THE HOME DEPOT
CINEMARK
planet fitness
BURGER KING
PAPPAS Bar-B-Q
Wendy's
FAMILY DOLLAR
DUNKIN' DONUTS
Chick-fil-A
MAMBO SEAFOOD

SITE PLAN





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