

MAIN STREET RETAIL CENTER

7811 Main Street | Houston, TX

2,300 SF
2nd Generation
Retail Space for Lease



MATT MCKINNERNEY

713.980.4722

mmckinnerney@read-king.com

LANE PLEASON

713.980.4753

lane@read-king.com

713.782.9000



Read King
Commercial Real Estate

read-king.com

DEMOGRAPHICS

POPULATION

1 Miles	2 Miles	3 Miles
22,128	75,827	147,859

EST. HOUSEHOLDS

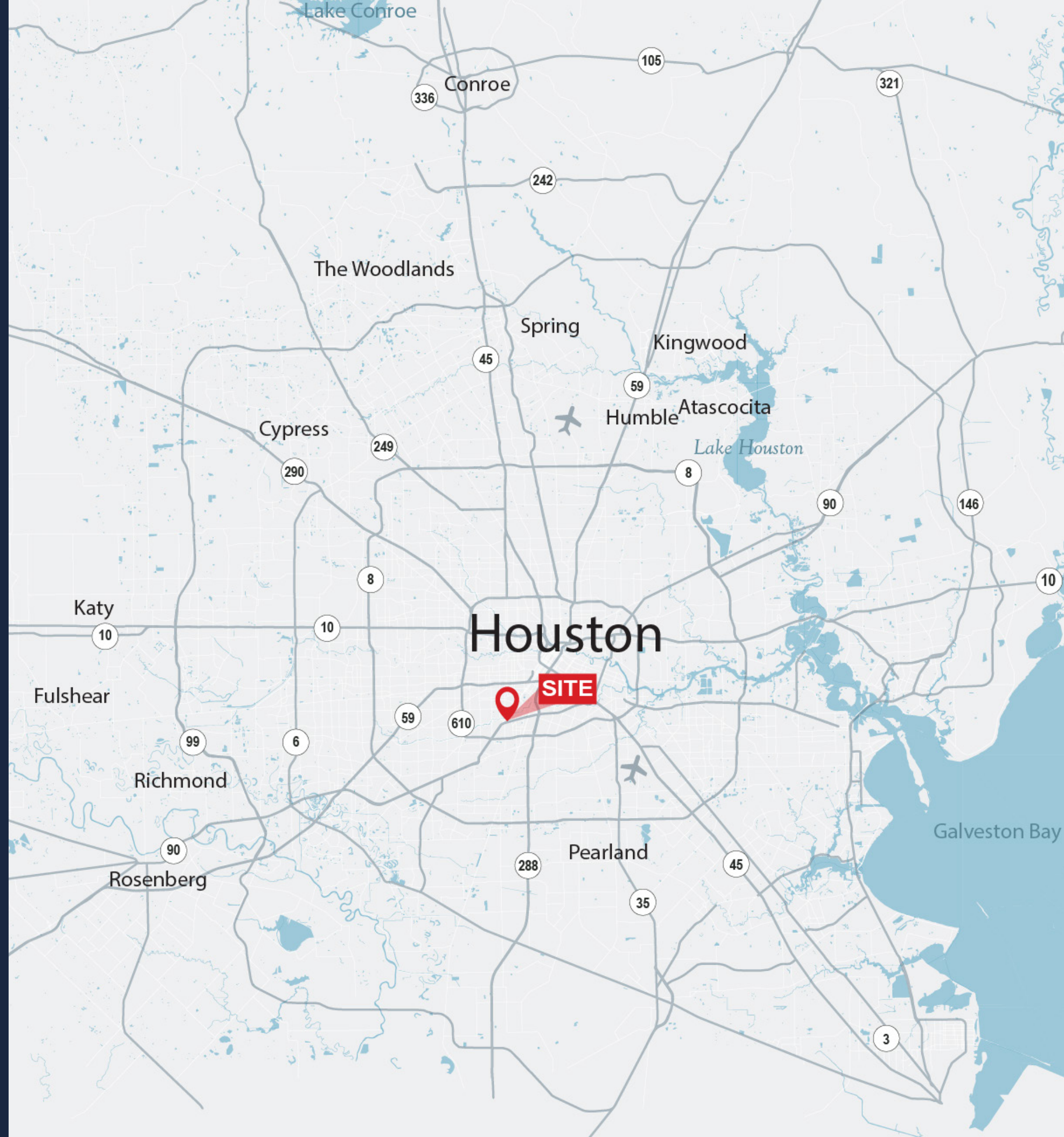
1 Miles	2 Miles	3 Miles
12,460	36,891	71,173

EST. AVG. HH INCOME

1 Miles	2 Miles	3 Miles
\$100,017	\$136,315	\$147,947

TOTAL EMPLOYEES

1 Miles	2 Miles	3 Miles
35,328	86,674	175,955



AREA OVERVIEW

- Located at the hard corner of Kirby Dr. and Main St.
- Strong daytime population of 175,955 employees within a 3-mile radius
- Conveniently located near Texas Medical Center, NRG Stadium and Loop 610
- Signalized intersection with ingress/egress from both Main St. and Kirby Dr.

AVAILABLE:

2,300 SF

TRAFFIC COUNTS:

Main St & S. Braeswood Blvd	32,132	CPD
Main St & Old Spanish Trail	50,617	CPD
Kirby & Old Spanish Trail	29,786	CPD



MARKET AERIAL



Hermann Park

TMC TEXAS MEDICAL CENTER

- 1400 Acres of TMC & Member Institution Campuses (Four Core Campuses)
- World's Largest Life Science Eco System
- 21 Hospitals with Eight Specialty Institutions and Eight Academic and Research Institutions
- 120,000+ Employees
- 10 Million Patients Annually

COMMON BOND
Southwell's
HAMBURGER GRILL



Total Wine
& MORE

Randalls
Chick-fil-A
Panera
BREAD



CVS
pharmacy

Children's
MEMORIAL
PEDIATRICS

Holcombe Blvd

W Holcombe Blvd

Bellaire Blvd

Kirby Dr

N Braeswood Blvd

S Braeswood Blvd

Residence INN
The UPS Store
Capital One
LIBERTY TACO

SITE
50,617 CPD

29,788 CPD

50,617 CPD



SONIC
ExtraSpace
Storage
Cash America

STAYBRIDGE
SUITES

Hertz
POPEYES

Public Storage



DOLLAR TREE
Asandas
Conn's
HomePlus
FAMILY DOLLAR

ROSS
NEEDS FOR LESS
Office DEPOT
BANK OF AMERICA
Origin Bank
Olive Garden
PET SMART

BIG LOTS!
Fiesta

Greenbriar Dr

Old Spanish Trail

Main St

Buffalo Speedway

S Main St

Fannin St

Alameda Dr

Cambridge Dr

Fannin St

ALT 90

610

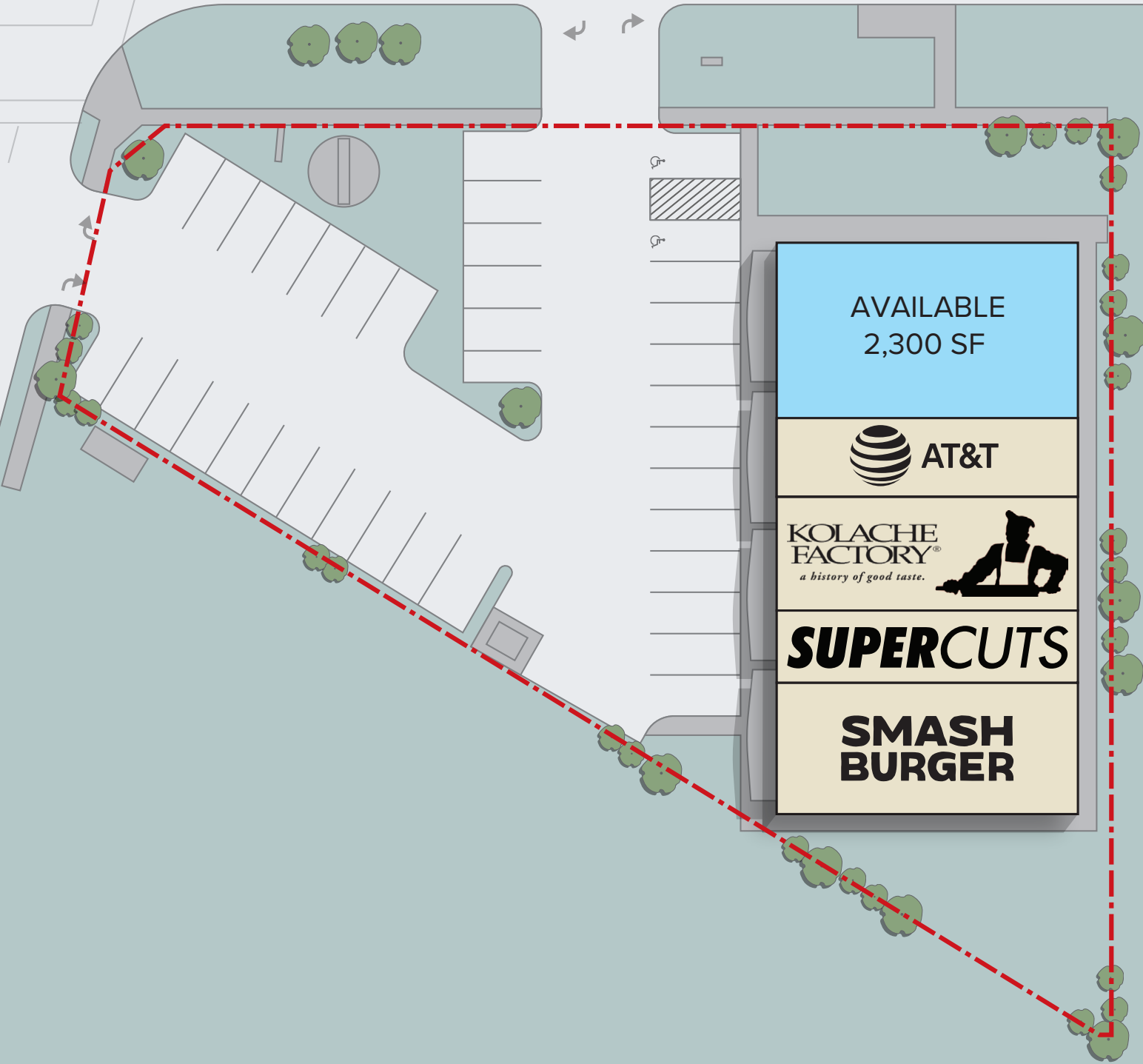
Stella Link Rd

610

SITE PLAN

Main Street

Kirby Drive





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
Designated Broker of Firm	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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For More Information Contact

Matt McKinnerney

Vice President – Leasing Representative
mmckinnerney@read-king.com
713.980.4722

Lane Pleason

Vice President – Leasing Representative
lane@read-king.com
713.980.4753



Read King
Commercial Real Estate

713.782.9000
read-king.com

1900 W LOOP SOUTH
SUITE 1250
HOUSTON, TX 77027

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