

DISTRICT **NW**

# NEW RETAIL DEVELOPMENT FOR LEASE

Freeway Frontage / 14025 Northwest Fwy, Houston, TX 77040



Anna Goodman / [anna@vp-reg.com](mailto:anna@vp-reg.com) / 713.419.8217  
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## PROPERTY HIGHLIGHTS:

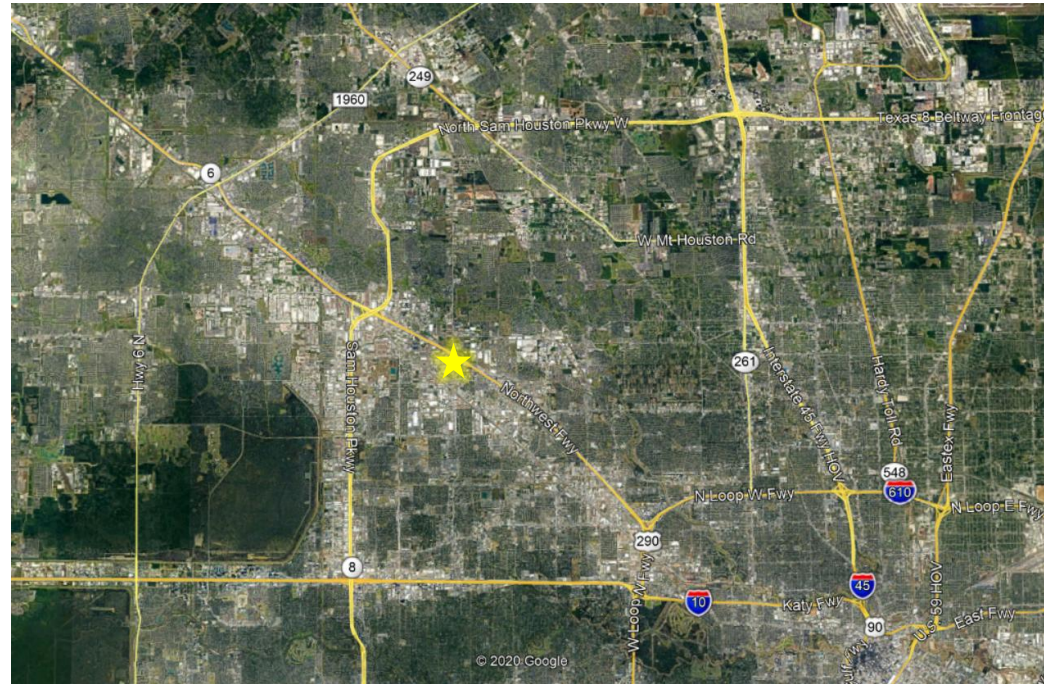
- Excellent Visibility From Northwest Freeway
- Located Between The Off-Ramp And On-Ramp Of Freeway For Easy Access
- 7/1,000 Parking Ratio
- End-Caps With Outdoor Patios
- Two 42 Foot Multi-Tenant Pylons
- Fire Sprinklered Buildings
- Grease Trap Lines Installed for Easy Installation
- High Daytime Population

## NORTHWEST FWY TRAFFIC COUNTS:

- TXDOT 2022 – 219,547 VPD

## NEARBY RETAILERS:

- Chipotle
- Ross
- Boot Barn
- James Avery
- Cavender's Boot City
- Panera Bread
- Five Below
- Northern Tools
- Petsmart
- Party City
- Home Depot
- Walmart
- Target
- Burlington
- Xfinity
- Marble Slab Creamery



## 2023 DEMOGRAPHICS:

• Population	13,009 (1 mi)	126,848 (3 mi)	319,587 (5 mi)
• Daytime Population	20,099 (1 mi)	140,048 (3 mi)	355,067 (5 mi)
• Households	4,617 (1 mi)	40,881 (3 mi)	105,753 (5 mi)
• Average HH Income	\$73,273 (1 mi)	\$92,743 (3 mi)	\$117,027 (5 mi)

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.

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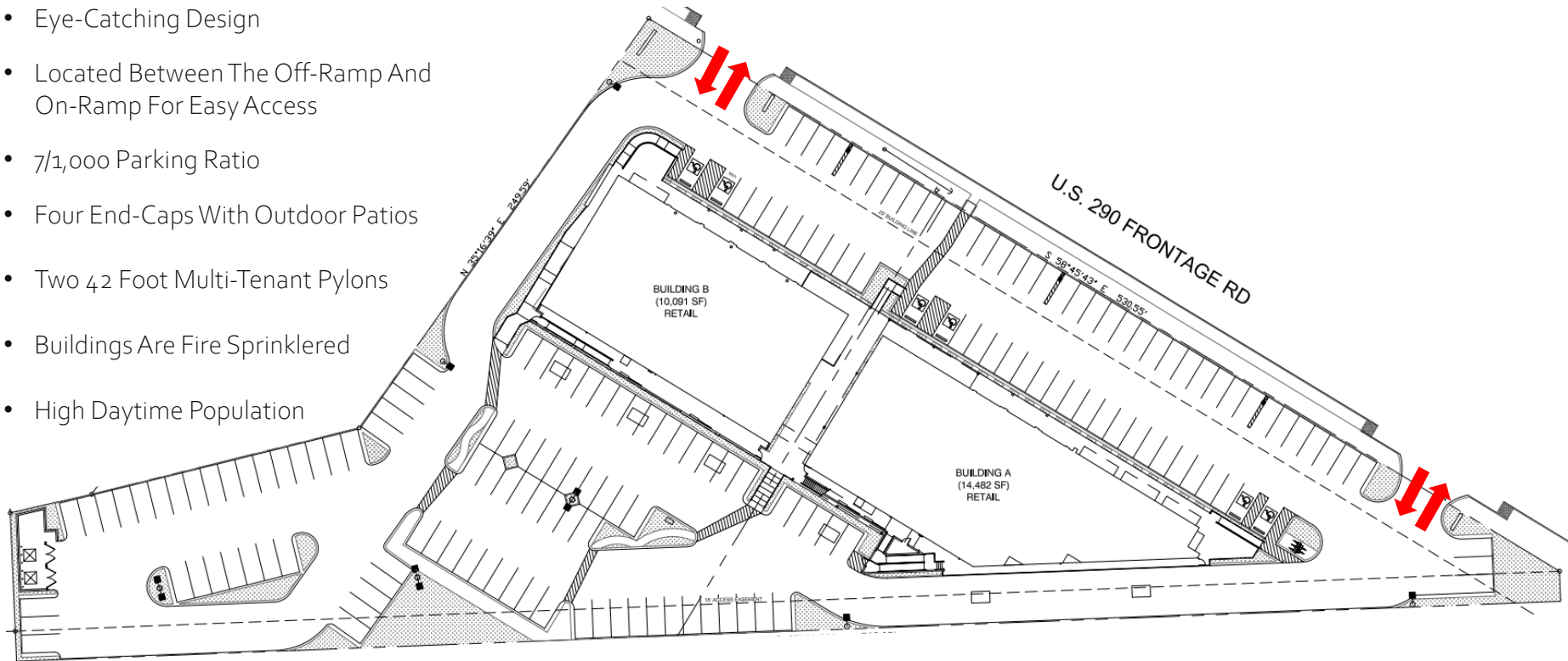
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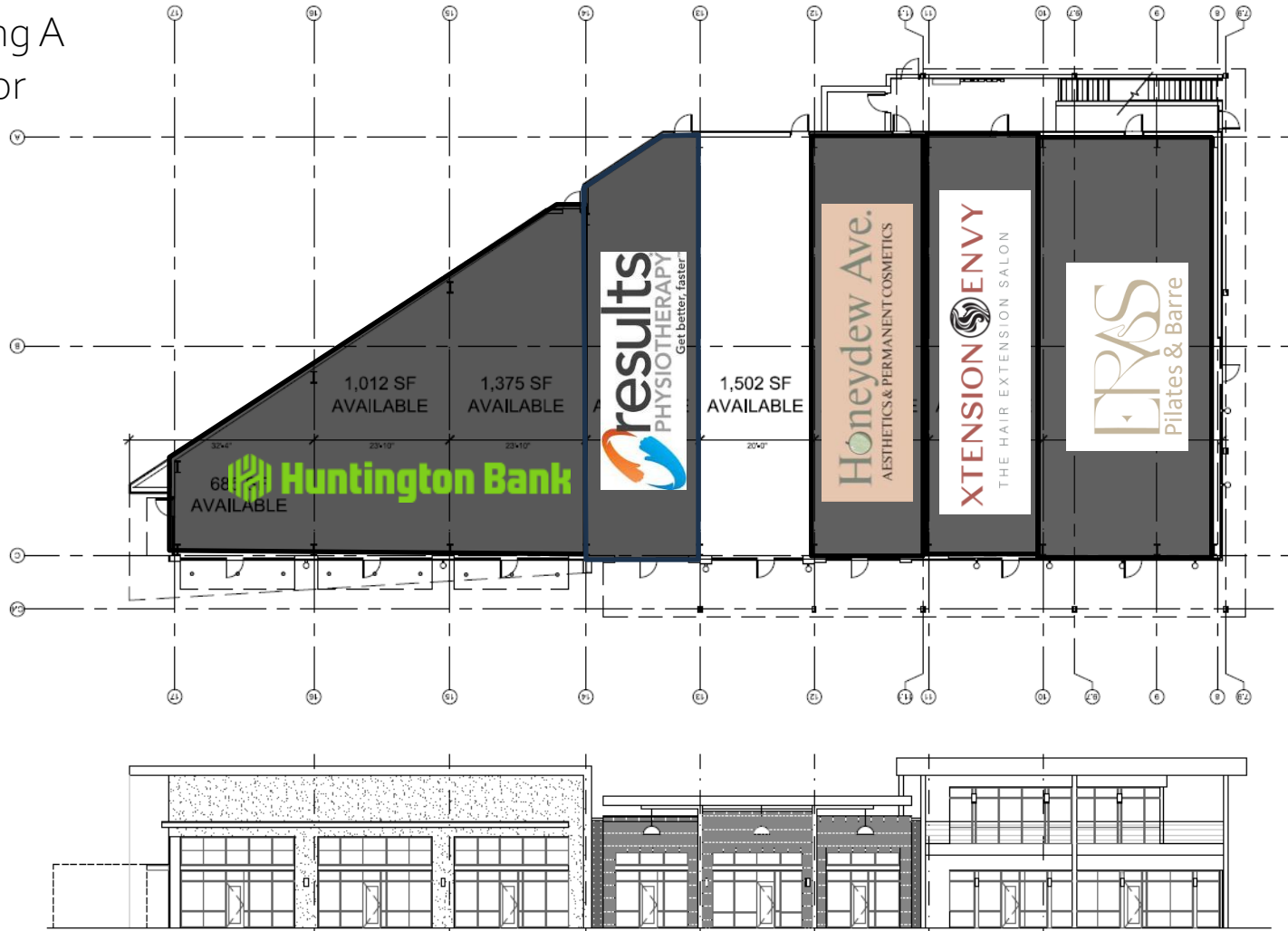
- Excellent Visibility From Northwest Fwy
- Eye-Catching Design
- Located Between The Off-Ramp And On-Ramp For Easy Access
- 7/1,000 Parking Ratio
- Four End-Caps With Outdoor Patios
- Two 42 Foot Multi-Tenant Pylons
- Buildings Are Fire Sprinklered
- High Daytime Population



# NEW RETAIL DEVELOPMENT FOR LEASE

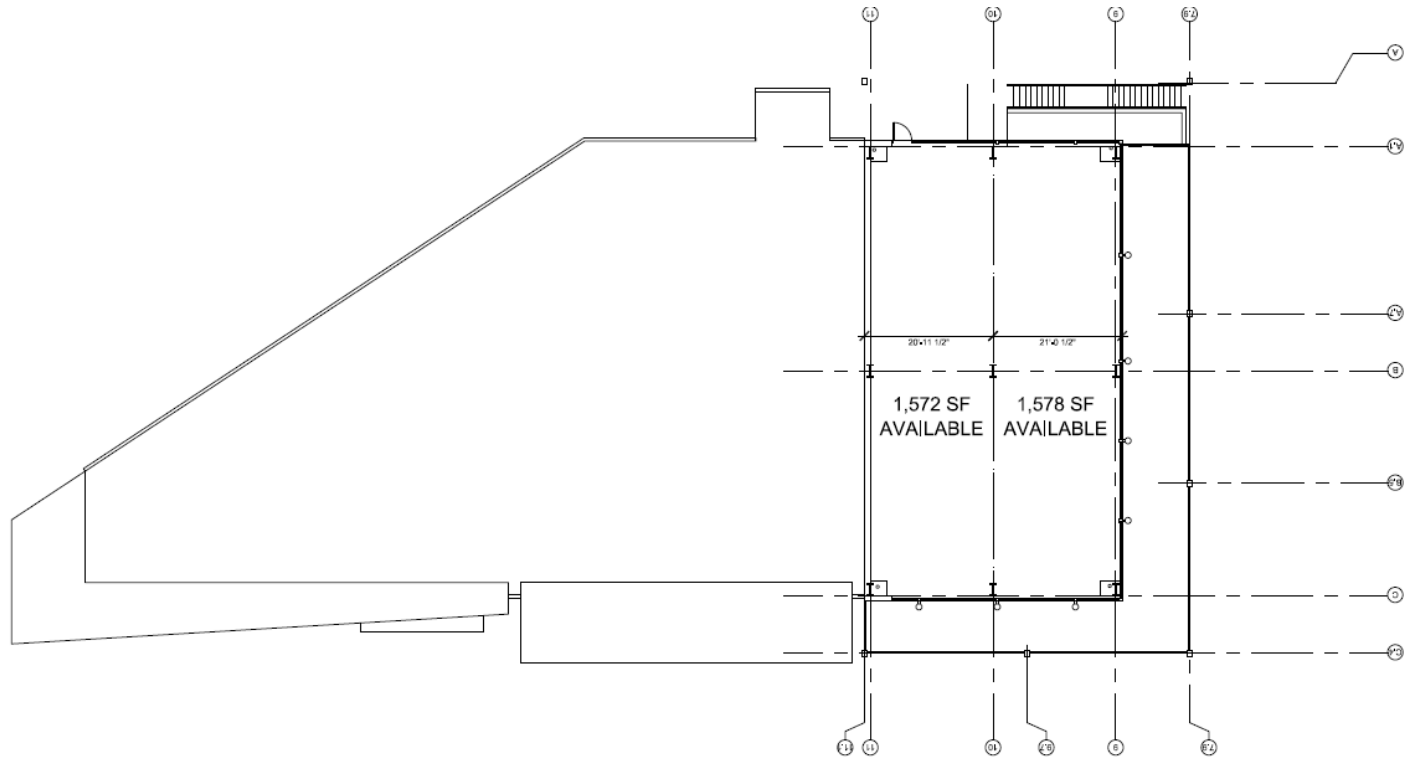
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Building A  
1<sup>st</sup> Floor

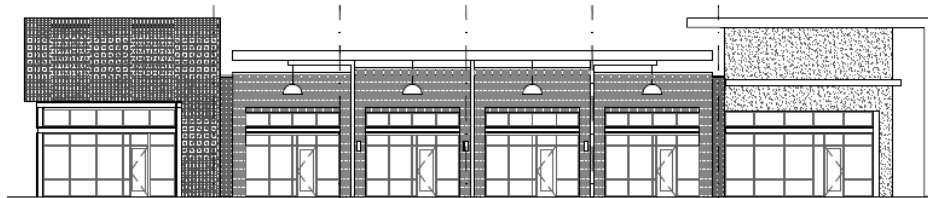
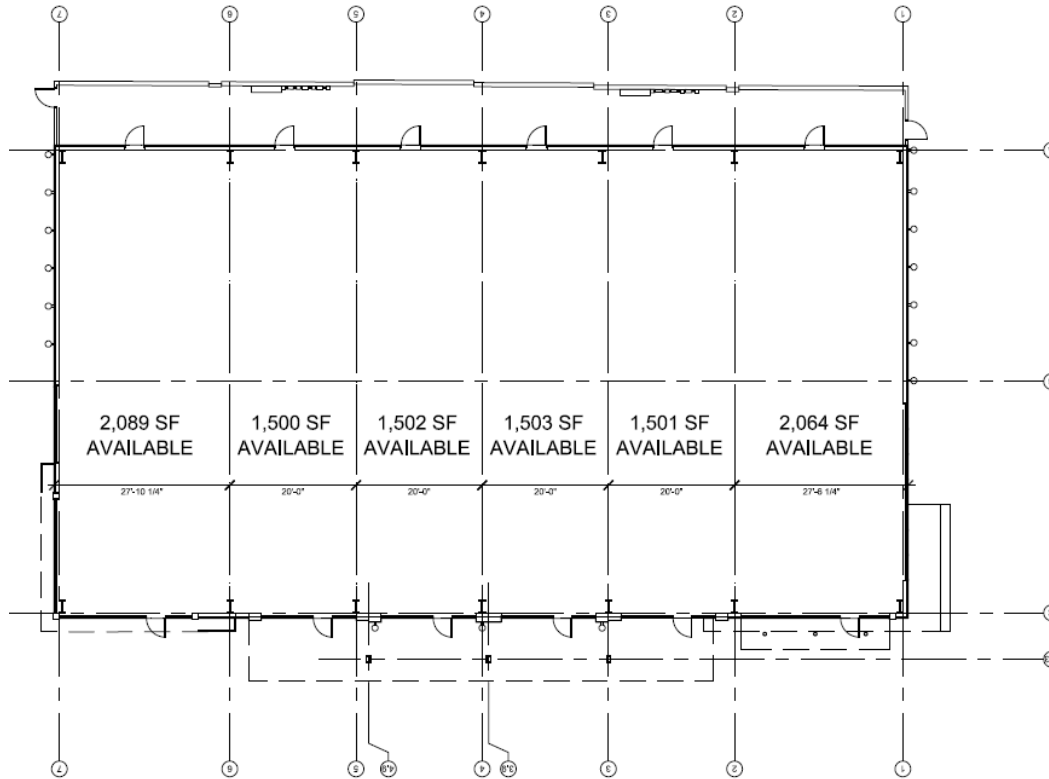


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Building A  
2<sup>nd</sup> Floor



Building B  
1<sup>st</sup> Floor





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