

1800 WESTHEIMER RD.

Houston, TX 77056



3,325 SF Two-Story Free-Standing Retail Building

This property sits prominently at a hard corner of Westheimer Rd. and Woodhead St., offering exceptional visibility and accessibility. Ideal for a dentist, med spa, or a 2nd-gen high-end salon, the site boasts excellent pedestrian and bike-friendly access to nearby amenities. Located in the heart of Montrose, it serves strong inner-loop markets with close proximity to River Oaks, West University, The Heights, the Medical Center, and Downtown Houston.

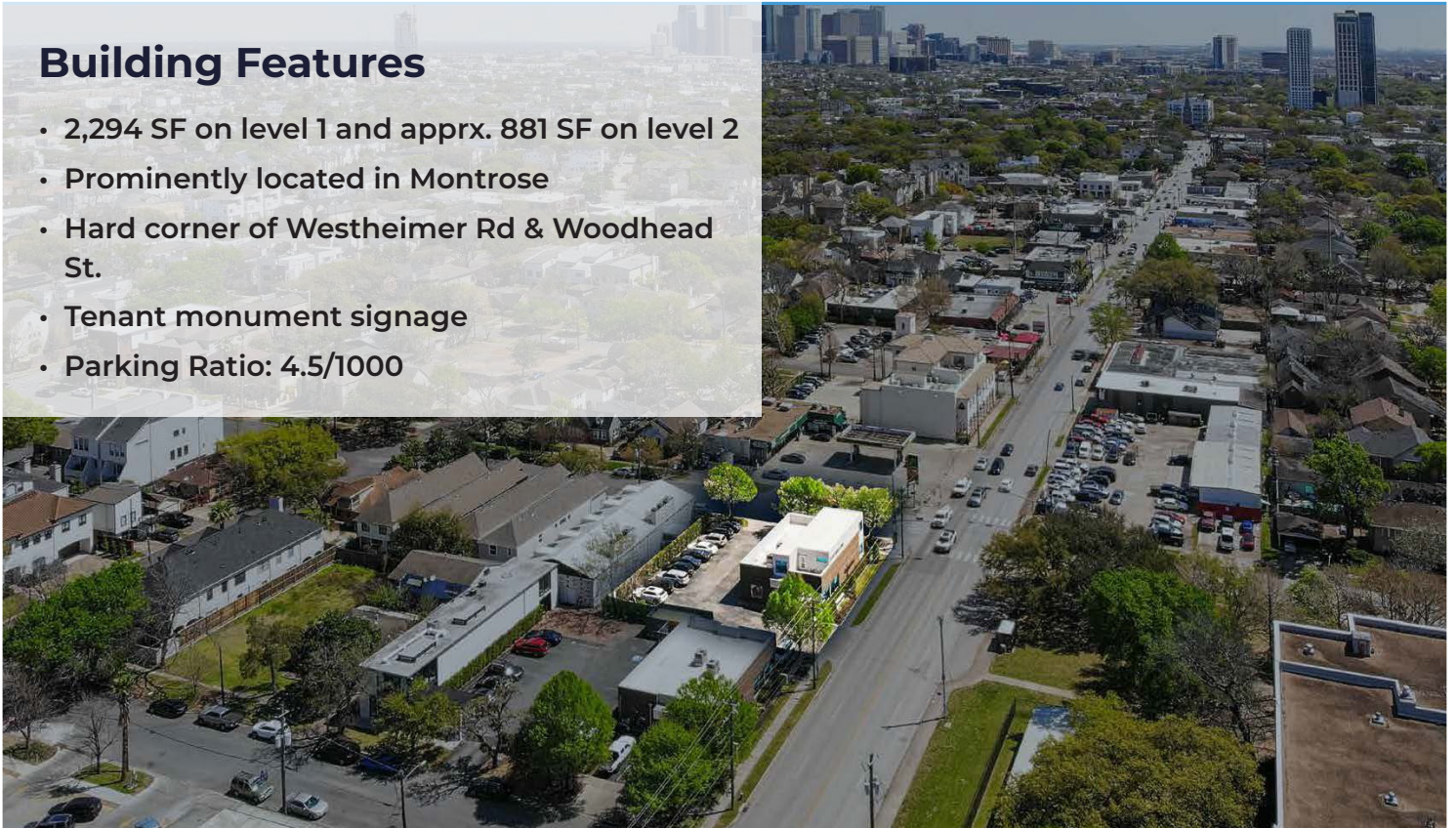


1800 WESTHEIMER RD.

Houston, TX 77056

Building Features

- 2,294 SF on level 1 and apprx. 881 SF on level 2
- Prominently located in Montrose
- Hard corner of Westheimer Rd & Woodhead St.
- Tenant monument signage
- Parking Ratio: 4.5/1000



Leasing Information:

Ashley Byrd

713.490.3785

Ashley.Byrd@transwestern.com

Paula Musa

713.231.1630

Paula.Musa@transwestern.com

 **TRANSWESTERN**

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.

1800 WESTHEIMER RD.

Houston, TX 77056

Healthcare

72%

Private
Insurance

\$10k

Healthcare
Spending

81%

Doctor Visits
in 2025

Economics

38

Median
Age

\$183k

Per Household
Income

Employment

7.3%

Service
Employment

3.2%

Blue Collar
Employment

89%

White Collar
Employment

Population

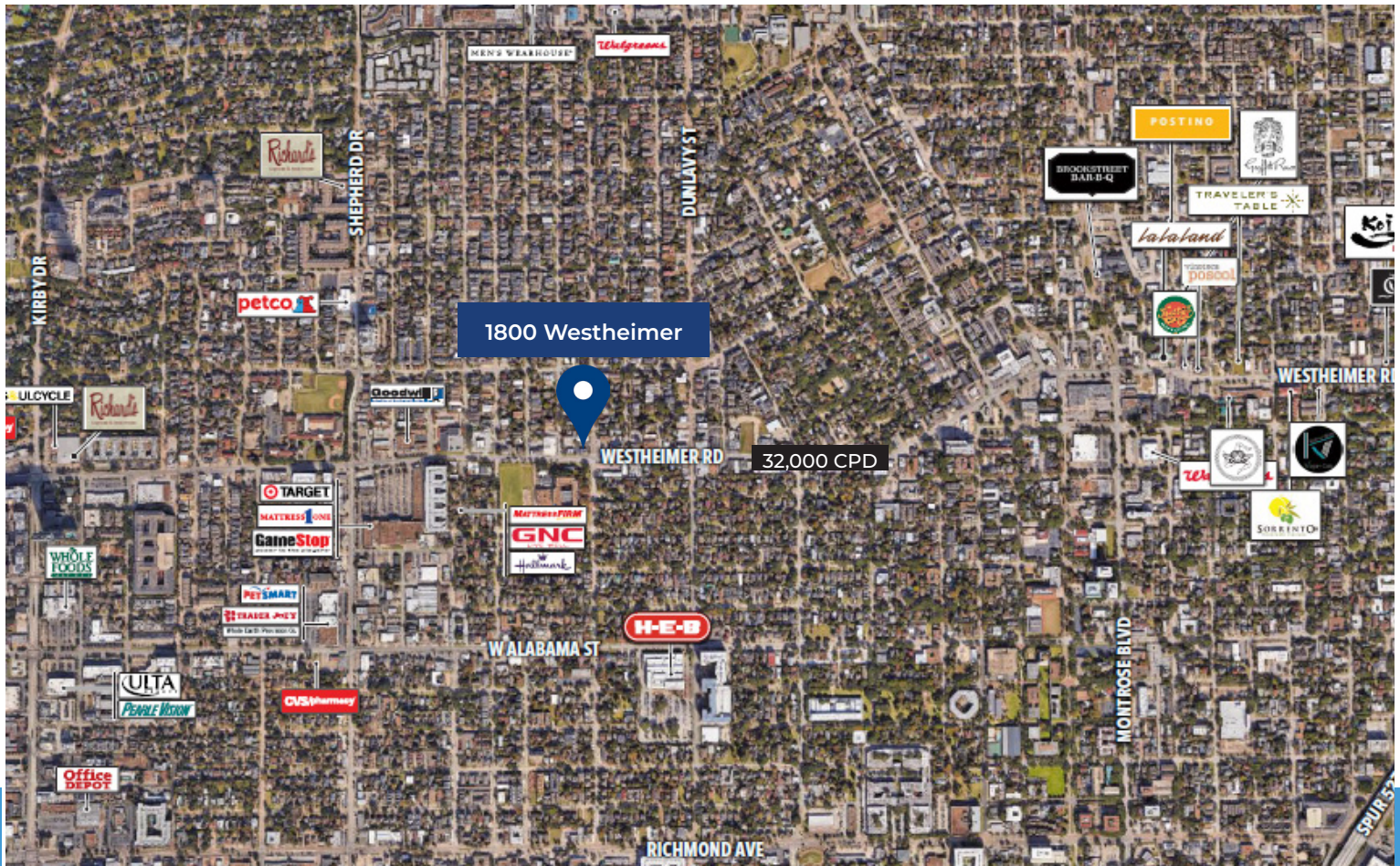
32k

Total
Population

36k

Total Daytime
Population

*Demographics is within 1 miles of the property



Leasing Information:

Ashley Byrd

713.490.3785

Ashley.Byrd@transwestern.com

Paula Musa

713.231.1630

Paula.Musa@transwestern.com

 **TRANSWESTERN**

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.

1800 WESTHEIMER RD.

Houston, TX 77056

3,325 SF Available

Insert Floor
Plan here

Leasing Information:

Ashley Byrd

713.490.3785

Ashley.Byrd@transwestern.com

Paula Musa

713.231.1630

Paula.Musa@transwestern.com



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.