

FOR LEASE

MOUNT HOUSTON SQUARE
11703 EASTEX FWY
HOUSTON, TX 77039



SHAWN ACKERMAN
Managing Partner
(713) 386-1088
shawnackerman@henrysmiller.com

HENRY S. MILLER BROKERAGE | HOUSTON
900 Threadneedle St., Suite 120
Houston, TX 77079
www.henrysmiller.com

PROPERTY HIGHLIGHTS

HIGHLIGHTS

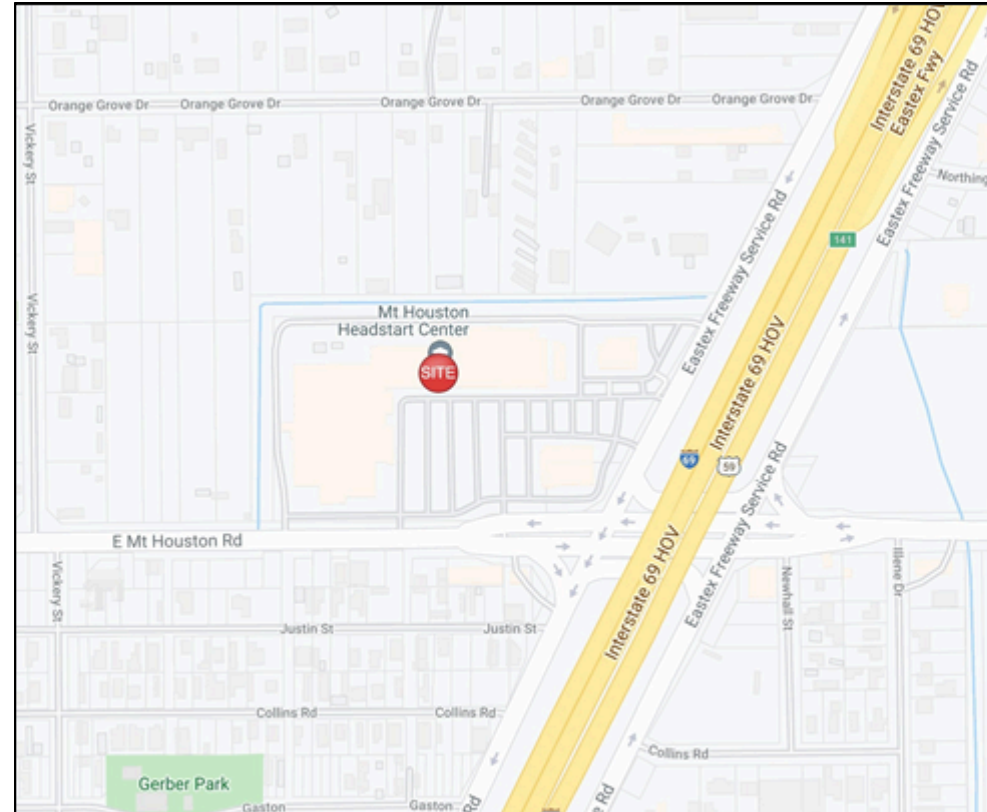
- 12,250 SF former daycare
- 3,350 SF former medical office
- Convenient location in the heart of Houston, with easy access to major highways and public transportation
- 1 million annual shopping center visits
- Freeway visibility located at a lighted intersection
- Vibrant community with a mix of residential, retail, and office space
- Large Hispanic population in surrounding area
- Close proximity to popular restaurants, shops, and entertainment destinations

AREA RETAILERS



Demographics	1 mile	2 miles	3 miles
Population	14,001	85,356	210,633
Average HH Income	\$47,291	\$52,855	\$59,160

MOUNT HOUSTON SQUARE
11703 EASTEX FWY
HOUSTON, TX 77039



TRAFFIC COUNTS

- Eastex Fwy 247,140 CPD
- Mount Houston Rd 13,215 CPD



SHAWN ACKERMAN
President
(713) 386-1088 Direct
shawnackerman@henrysmiller.com

HENRY S. MILLER BROKERAGE | HOUSTON
900 Threadneedle St., Suite 180
Houston, Texas 77079
www.henrysmiller.com

SITE PLAN

MOUNT HOUSTON SQUARE
11703 EASTEX FWY
HOUSTON, TX 77039



SHAWN ACKERMAN
Managing Partner
(713) 386-1088
shawnackerman@henrysmiller.com

HENRY S. MILLER BROKERAGE | HOUSTON
900 Threadneedle St., Suite 120
Houston, Texas 77079
www.henrysmiller.com



CONTACT US

SHAWN ACKERMAN

Managing Partner

(713) 386-1088

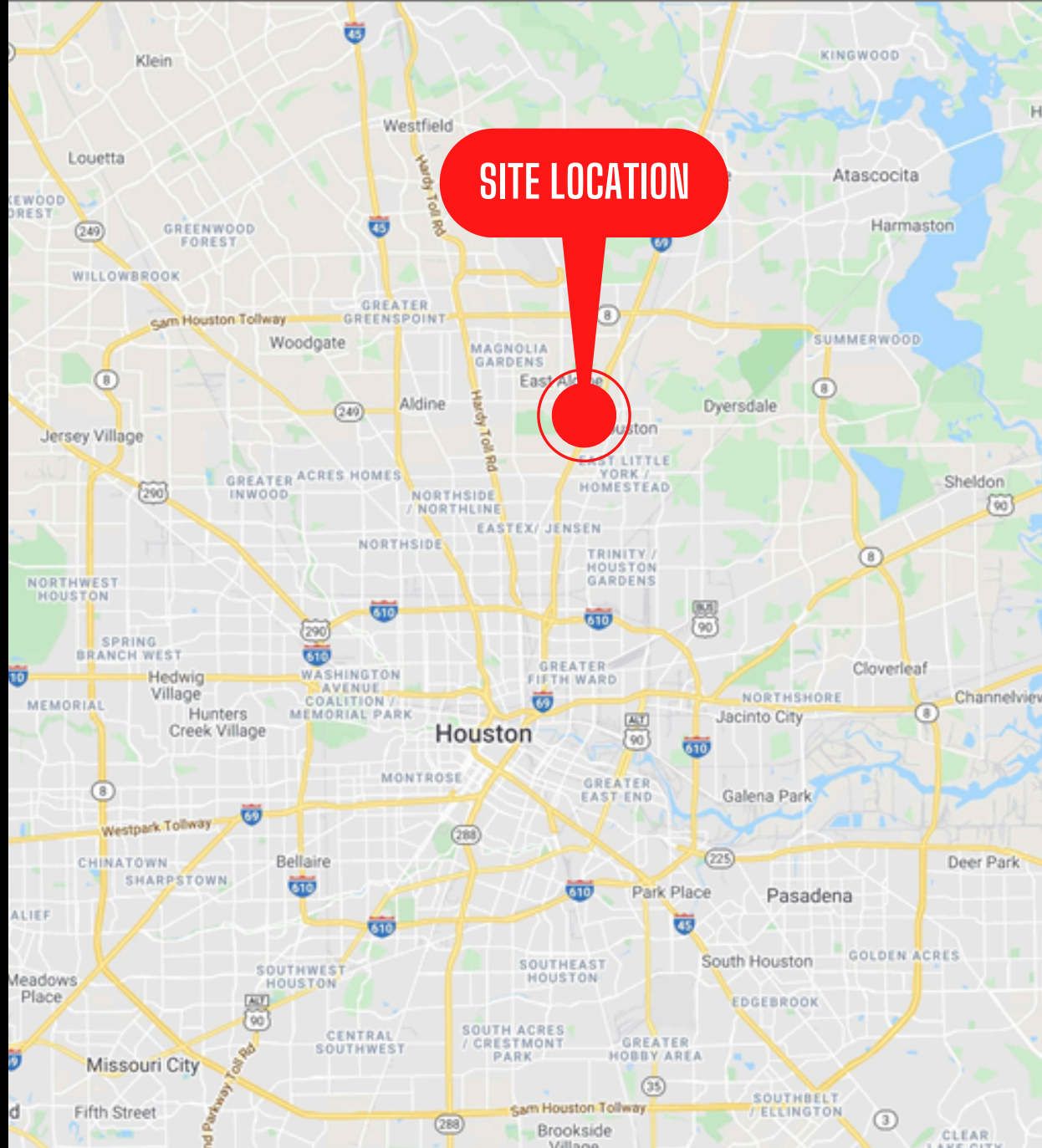
shawnackerman@henrysmiller.com

HENRY S. MILLER, BROKERAGE, LLC HOUSTON

900 Threadneedle St., Suite 120

Houston, TX 77079

www.henrysmiller.com



NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.