

518 W. 11TH

Houston Heights



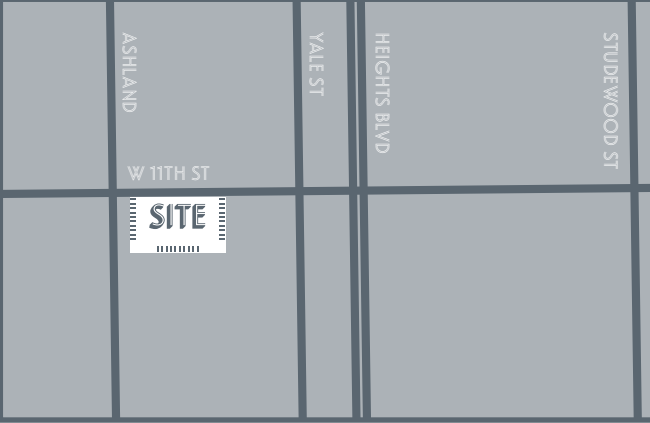
LOCATION :	SIZE :	RARE SMALL SHOP SPACE ON 11TH & ASHLAND IN THE HOUSTON HEIGHTS
518 W. 11TH 77008	LAND: 13,100 SF BUILDING: 5,200 SF	MINIMUM SIZE SPACE 600 SF, MAXIMUM 5200 SF
W. 11TH @ ASHLAND	PARKING:	BLOCKS FROM THE HEIGHTS HIKE AND BIKE TRAIL
	28 PARKING SPACES	LOCATED ON BUSY W. 11TH CROSS-NEIGHBORHOOD THOROUGHFARE
		EASILY ACCESSED BY NEARBY SHEPHERD, I-10, AND 610
		LOCATED IN THE DENSE, HIGHLY-TRAFFICKED CENTER OF THE HEIGHTS

AREA TRAFFIC GENERATORS :

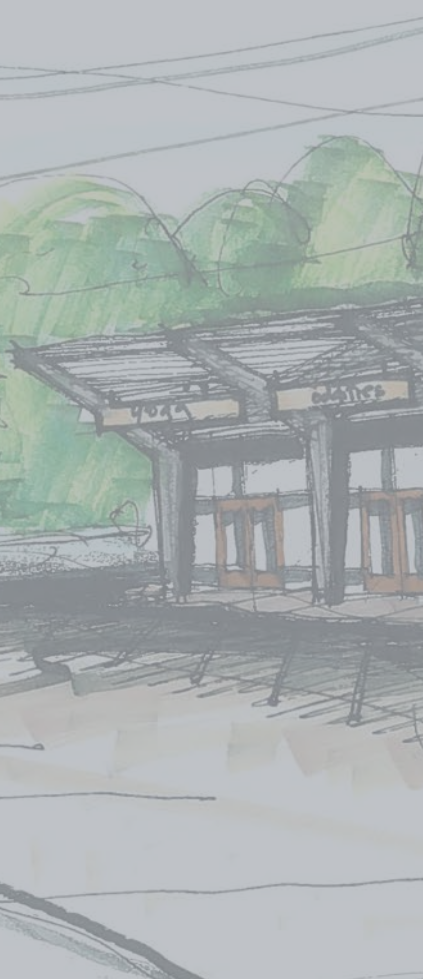
CONTACT BRYAN DANNA OR MONICA DANNA

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DEVELOPMENT
SUPPLYING DEMAND



OVERVIEW

Rare Opportunity for Heights Small Shop Space

The historic Houston Heights is home to some of the city's most diverse residents and businesses. Established as one of Houston's very first neighborhoods, the Heights has remained a premier destination for Houstonians seeking a vibrant community lifestyle, with access to some of the city's best dining, retail and entertainment venues. Representative of the surrounding neighborhood, many business owners double as proud Heights's residents. This rare property at 518 W. 11th presents an opportunity for a small space operator to put roots down in a unique and loyal community. Spaces are flexible, from as small as 600 sq to as large as 5,200 sf.

SPACE AVAILABLE

Land: 13,100 sf
 Proposed Building: 5,200 sf

LOCATION

518 W. 11th Street
 Houston, TX 77008
 On Corner of Ashland


PARKING

28 parking spaces


HIGHLIGHTS

- Rare Small Shop Space
- Flexible Minimum 600 sf or Maximum 5200 sf
- Blocks from Heights Hike and Bike Trail
- Busy 11th Street thoroughfare
- Easily accessed by nearby Shepherd, I-10 and 610
- Located in the dense, highly-trafficked center of the Heights


POPULATION

	1 mile	19,574
	3 mile	147,644
	5 mile	420,524


EMPLOYEE POPULATION

	1 mile	9,552
	3 mile	14,978
	5 mile	590,844


AVERAGE HOUSEHOLD INCOME

	1 mile	\$99,605
	3 mile	\$107,388
	5 mile	\$100,315


MEDIAN AGE

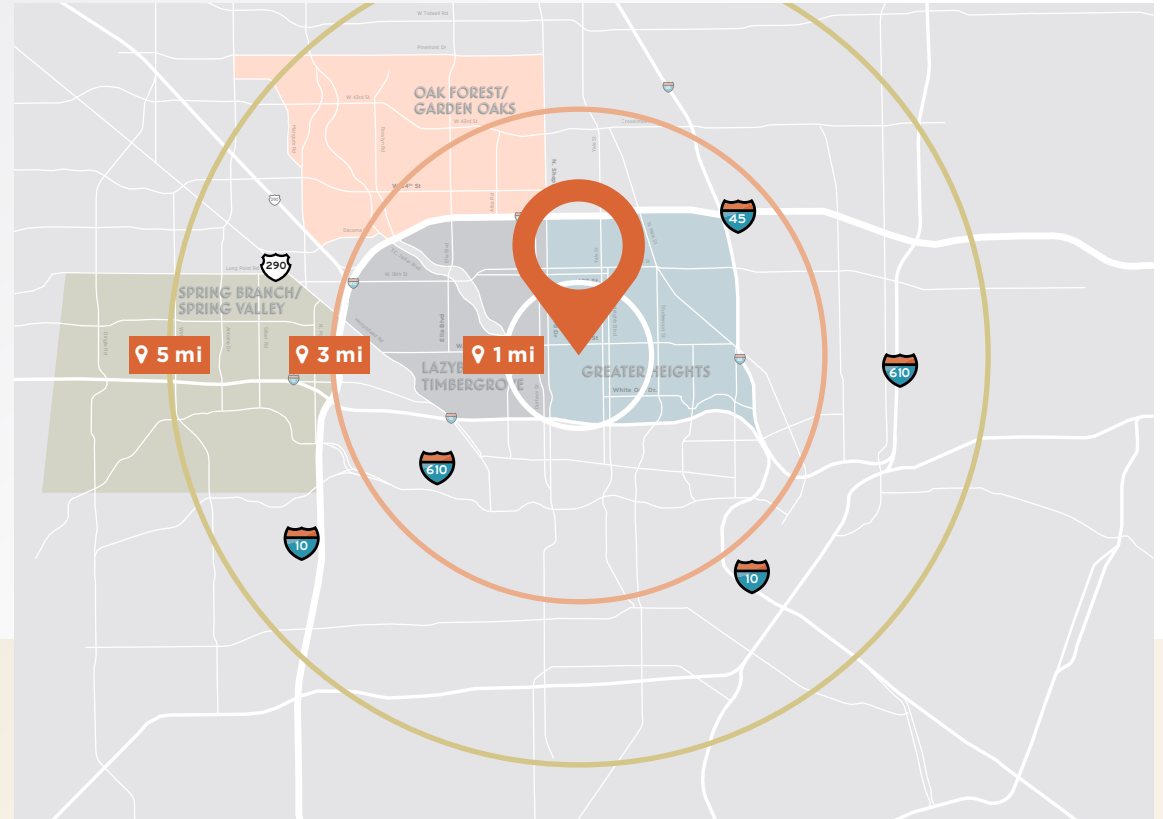
	1 mile	38
	3 mile	36.4
	5 mile	35.8

HOME VALUES (1 MILE)


	NEW	\$785,000-\$2.2 mil
	LOT	\$500,000

ANN. HOUSEHOLD RESTAURANT SPENDING

	1 mile	\$4,082
	3 mile	\$4,499
	5 mile	\$4,225



RESTAURANT SATURATION (PER 1000 RESIDENTS)

	Garden Oaks/Oak Forest	2.35	West U/Rice Village	4.87
	Spring Branch	3.43	Upper Kirby/River Oaks	7.14
	Heights	3.85	Montrose	7.54







